190 AZTEC WEST

HIGH QUALITY, OPEN PLAN OFFICE – 2,747 SQ FT (255.30 SQ M)

GROUND FLOOR, 190 AZTEC WEST, PARK AVENUE, BRISTOL, BS32 4TP

190 AZTEC WEST

HIGH QUALITY OPEN PLAN OFFICE



Aztec West Business Park is one of the UK's premier business parks, home to a variety of prestigious companies with a wide array of amenities, including:-

- extensive landscaping;
- on-site security:
- 4 star hotel
- gym;
- cafe / restaurant;
- hairdresser;
- convenience store
- dedicated footpaths;
- part of the national cycle network

190 Aztec West is an attractive, two-storey building over ground and first floors. Located in a prominent position within the park, it enjoys excellent communications, lying close to the M4 / M5 interchange, less than 3 miles from Bristol Parkway rail station and only 7 miles from Bristol city centre.



WELCOME TO
190 AZTEC WEST

190 AZTEC WEST

The building is well configured with a modern, central reception to the front; incorporating LED lights; WCs and shower facilities; a passenger lift; 1:190sq ft parking ratio; and secure bike storage.

- LED LIGHTING
- COMMUNAL MALE, FEMALE, AND ACCESSIBLE WCS
- PART AIR CONDITIONED OPEN PLAN SUITE
- STRATEGICALLY LOCATED FOR ROAD AND RAIL LINKS
- 13 ALLOCATED CAR PARKING SPACES
- SECURE BIKE STORAGE
- PASSENGER LIFT
- SHOWER FACILITIES
- EXCELLENT NATURAL LIGHT & OPENABLE WINDOWS
- FITTED KITCHEN AND BREAK OUT AREA

The common parts have recently been refurbished to provide a fresh and contemporary welcome into the building









Internally, the office provides light and airy, open-plan accommodation. The space itself has also recently been refurbished with new carpets, redecoration and window blinds throughout; LED lighting; and a new, modern kitchen and break-out area



190 AZTEC WEST

CURRENT AVAILABILITY

Floor	Area (Sq M)	Area (Sq Ft)
Ground Floor	255.30	2,747







190 AZTEC WEST

TERMS
The office space is available to rent on effectively full repairing and insuring terms by way of a service charge, for a term of years to be agreed.

RENT
£22.00 per sq ft pax.

BUSINESS RATES
We understand the rateable value to be as below and prospective tenants should confirm matters with the VOA
Rateable Value: £59,000
Rates Payable : £28,320

VAT
The building is elected for VAT and therefore VAT is payable on all prices.

EPC
Rating C (73)

LEGAL FEES
Each party is to be responsible for their own legal fees incurred in this transaction.



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

Finola Ingham FRICS
0117 934 9977
finola@burstoncook.co.uk

BURSTON COOK
0117 934 9977

MISREPRESENTATION
Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact; ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to pro-vide information and documentation to satisfy our legal obligations; iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard. Moose Studios October 2026 .