

MODERN OPEN PLAN OFFICE

2510 Aztec West, (Part 1st Floor), Bristol, BS32 4AQ



- An attractive open plan office suite located on the first floor of a modern office building with meeting rooms already in situ
- Located on Aztec West—a well established business park and within approximately 1 mile of Junction 16 of the M5 and less than 2 miles from the M4/M5 (Almondsbury) interchange
- Approximately 2,049 sq ft (190.40 sqm) NIA
- Onsite car parking and bike storage



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The property is situated within the established Aztec West business park in Bristol, a prime commercial location offering a high-quality working environment within landscaped surroundings.

The property benefits from excellent road connections, being located immediately adjacent to Junction 16 of the M5 Motorway and approximately 3 miles from the M4/M5 interchange. Bristol city centre is located approximately 7 miles south.

Nearby amenities include a wide range of on-site and local facilities at Aztec West, including cafés, restaurants, hotels, health and leisure facilities, and retail amenities, providing excellent convenience for occupiers and visitors alike.

DESCRIPTION

The available office accommodation is situated on the first floor of an attractive modern office building and comprises a bright, triple-aspect open-plan office suite with passenger lift access.

The office is finished to a high standard and features suspended ceilings with LED lighting, carpeted flooring with floor boxes, double glazing and heating / cooling. There are also fitted meeting rooms already in situ.

The space benefits from well-appointed communal areas, including WCs and shower facility.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the suite has an approximate net internal floor area of 2,049 sq ft (190.4 sq m).

TENURE

The suite is available to rent by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

£22.50 per sq ft per annum, exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency website the property has the following designation:

Rateable Value (2026): £39,000
Rates Payable: £19.461

Interested parties are advised to make their own enquiries to verify this information direct with the Valuation Office Agency website (www.voa.gov.uk).





CAR PARKING / BIKE STORAGE

The suite has a parking ratio of 1:187—therefore the suite will have 11 demised car parking spaces. There is also a covered bike store.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

EPC

The property has an energy performance rating of D (82).

VAT

We have been advised that the building is elected for VAT

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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Tel: 0117 934 9977

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SUBJECT TO CONTRACT

February 2026



CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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