



HIGH QUALITY, OPEN PLAN OFFICE - FULLY FITTED - 2,430 SQ FT (225.75 SQ M)
1ST FLOOR, 190 AZTEC WEST, PARK AVENUE, BRISTOL, BS32 4TP

HIGH QUALITY OPEN PLAN OFFICE FULLY FITTED & READY FOR OCCUPATION



The property is located on Aztec West, which is Bristol's premier business park and benefits from a range of amenities including a 4 star hotel & spa, a convenience store, newsagents and The Black Sheep coffee shop.

The property is located just off the M5 at junction 16 with the M4 / M5 interchange close by, offering easy access to the national motorway network. Bristol city centre lies approximately 9.5 miles to the south.

190 Aztec West is an attractive building providing accommodation over ground and first floors.

The building is configured with a central reception / core to the front with WC's and shower facilities, together with passenger lift and stairs leading to the first floor.

Internally the office provides open plan accommodation which is light and airy and is currently fitted with a high specification kitchen / break out area, two glazed office rooms, and a further partitioned meeting room. The property is offered fully fitted with furniture and is ready to occupy immediately!



WELCOME TO 190 AZTEC WEST

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



FULLY
FURNISHED



COMMUNAL MALE, FEMALE,
AND ACCESSIBLE WCS



AIR CONDITIONED
OPEN PLAN SUITE



STRATEGICALLY LOCATED
FOR ROAD AND RAIL LINKS



10 ALLOCATED
CAR PARKING SPACES



SECURE
BIKE STORAGE



PASSENGER
LIFT



SHOWER
FACILITIES



EXCELLENT NATURAL
LIGHT & OPENABLE WINDOWS



FITTED, GLAZED
MEETING ROOMS



NEW
LED LIGHTING



FITTED KITCHEN AND
BREAK OUT AREA





CURRENT AVAILABILITY

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of the following:

Floor	Area (Sq M)	Area (Sq Ft)
First Floor	225.75	2,430



TERMS

The available space 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

£22.00 per sq ft pax.

BUSINESS RATES

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

Rateable Value: £45,750

Rates Payable (2024/2025): £22,821.25

VAT

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

EPC

Rating B (45).

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

Vicki Grimshaw BSc (Hons)
0117 934 9977
vicki@burstoncook.co.uk



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 provide 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 May 2024.