

MODERN OFFICE TO LET

Ground Floor, 190 Aztec West, Park Avenue, Bristol, BS32 4TP



- Open plan suite
- Strategically located with excellent road and rail links
- Approximately 2,746 sq ft (255.1 sq m)
- Allocated car parking spaces—excellent car parking ratio!
- Secure bike storage, passenger lift, and shower
- Communal areas refurbished to a very high standard



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 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.

DESCRIPTION

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 with the available space being located on the ground floor.

Internally the office provides open plan accommodation which is light and airy with communal parts that have been refurbished to provide a fresh and contemporary welcome upon arrival into the building.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,746 sq ft (255.1 sq m).

- Suspended ceiling
- LED lighting
- Passenger Lift
- Excellent natural light
- Shower facility
- Fitted, glazed meeting rooms
- Openable windows providing natural ventilation
- Communal male, female, and accessible WCs

CAR PARKING / BIKE STORAGE

There are 14 allocated car parking spaces—providing an excellent ratio of 1:196. There is a bike shelter to the rear of the property.

TERMS

The premises 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

On application.

EPC

Rating D (76).





BUSINESS RATES

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

Rateable Value: £52,000
Rates Payable (2024/2025): £25,948

VAT

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

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

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SUBJECT TO CONTRACT

May 2024

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