



AZTEC

38

1190 PARK AVENUE
AZTEC WEST
BRISTOL BS32 4FP

NEW PRIMARY INDUSTRIAL/ WAREHOUSE FACILITY

38,696 SQ FT (3,595 SQ M)
AVAILABLE TO LET

ON THE SOUTH WEST'S PREMIER BUSINESS PARK



NEW
HOMES



2 MILES FROM
YTL BRABAZON
DEVELOPMENT WITH
3,675 NEW HOMES
UNDER CONSTRUCTION



SITE AREA 1.92 ACRES
(0.78 HA)



0.5 MILES FROM
M5 JUNCTION 16



1 MILE FROM THE M4/M5
INTERCHANGE

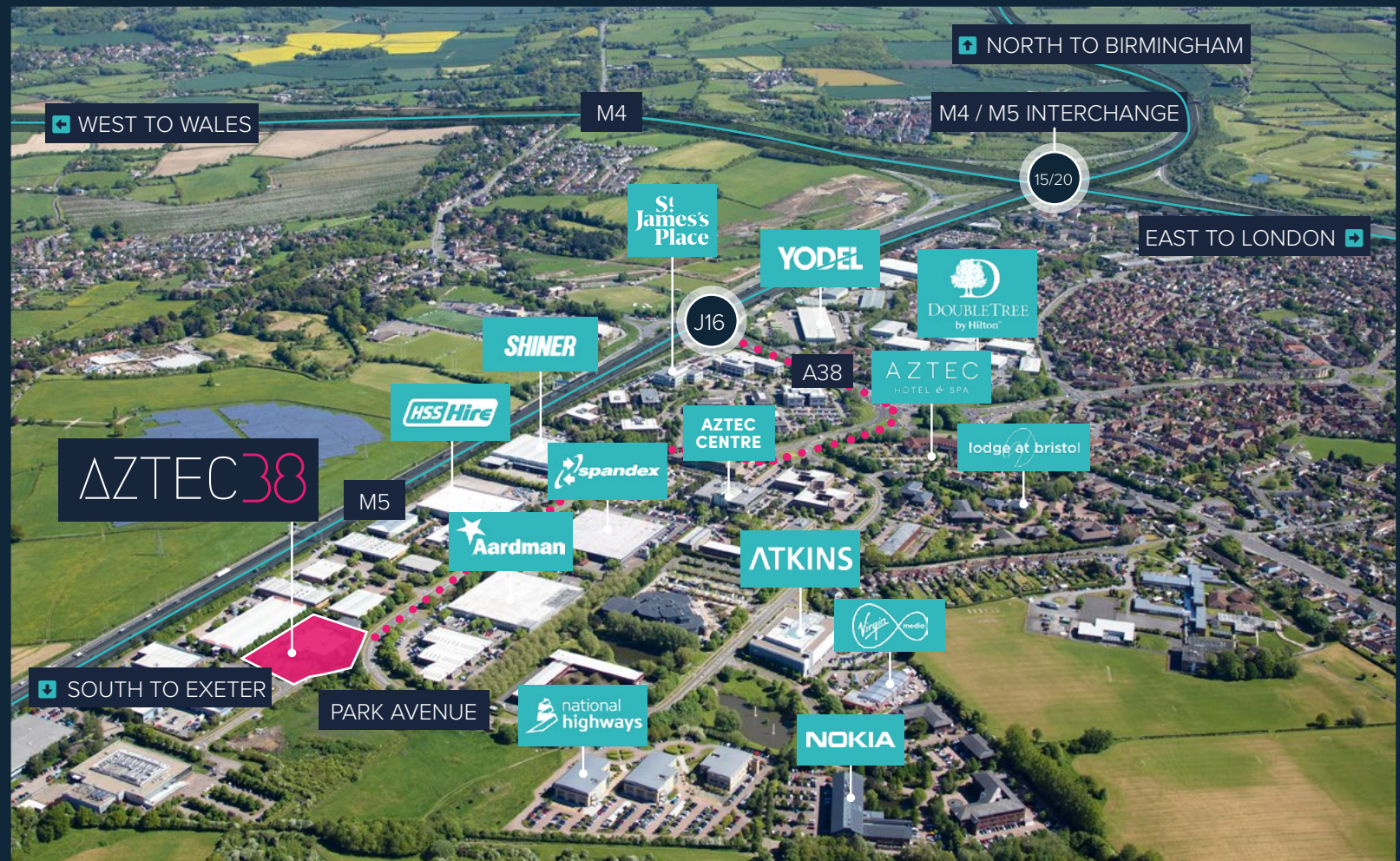


SOUTH WEST'S PREMIER BUSINESS PARK

Aztec West is one of north Bristol's most established and successful business parks located adjacent to Junction 16 of the M5 and less than a mile from the M4/M5 interchange.



The Park offers a rich and mature landscaped environment with a wide range of amenities for occupiers and visitors including the Aztec Centre, The Lodge Hotel and lounge cafe and the Aztec Hotel & Spa.



PLANNING GRANTED

PRIMARY LOGISTICS / WAREHOUSE FACILITY

BREEAM RATING: EXCELLENT

	SQ FT	SQ M
WAREHOUSE	32,023	2,975
FIRST FLOOR OFFICES	6,673	620
TOTAL	38,696	3,595

Measured on a GEA Basis



EAVES HEIGHT
10.5M



EPC A
RATING



LOADING DOORS
2 DOCK LEVEL,
2 GROUND LEVEL



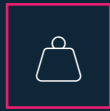
HIGH SPECIFICATION
OFFICES WITH LIFT ACCESS



YARD DEPTH
30M (MAX)



10% ROOF
LIGHTS



FLOOR LOADING
50KN/M²



PHOTOVOLTAIC (PV)
PANELS



270 KVA
POWER CAPACITY



41 CAR PARKING SPACES
(INC 2 DISABLED, 8 ELECTRIC)



Aztec38, 1190 Park Avenue

occupies a prominent position on Aztec West. The site fronts directly onto Park Avenue, the main business park road to the North West of Aztec West.

UNRIVALLED ACCESS

TO THE M4/M5 INTERCHANGE



CAR

M5 Junction 16

0.5 Miles / 2 Minutes

M4/M5 Interchange

1 Mile / 3 Minutes

Bristol Airport

14 Miles / 30 Minutes

Cardiff

35 Miles / 50 Minutes

Birmingham

80 Miles / 1 Hour 28 Minutes

London

116 Miles / 2 Hours



WALK

Aztec Centre

8 Minutes

Black Sheep Coffee Shop

11 Minutes

Aztec Hotel & Spa

11 Minutes

Hilton Hotel

16 Minutes



TRAIN

(from Bristol Parkway Station)

Bristol Temple Meads

10 Minutes

Cardiff

32 Minutes

Birmingham New Street

1 Hour 17 Minutes

London Paddington

1 Hour 29 Minutes



Terms

The property will be available on the basis of a new FRI lease for a term of years to be agreed.

Planning

The property has planning for E(g)III, B2 & B8.

Rental

Upon application.

VAT

VAT will be charged on the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business rates

The rateable value will be assessed following practical completion.

Energy Performance Certificate

The building is targeting BREEAM Excellent and EPC A ratings.

An Energy Performance Certificate will be carried out upon completion.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

Further Information

For all enquiries or further information please contact the joint agents:

**Hartnell
Taylor Cook**

0117 923 9234
htc.uk.com

Simon Harvey

E: Simon.Harvey@htc.uk.com
M: 07785 222 868

William Shortall

E: William.Shortall@htc.uk.com
M: 07774 017 218

Embassy House
Queens Avenue
Bristol, BS8 1SB

savills.com



0117 910 2200

Rob Cleeves

E: RCleeves@savills.com
M: 07970 494 371

Jack Davies

E: Jack.Davies@savills.com
M: 07901 853 503

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Subject to Contract. AUGUST 2024

Designed and Produced by www.kubiakcreative.com 225416 08-24