

2530 AZTEC WEST

2530

PURPOSE BUILT

2530 is a purpose built, three-storey office in a prominent location, currently undergoing a comprehensive refurbishment to provide best-in-class space.

Fitted with a new reception area, to include a concierge, and new air-conditioning system throughout. There is also a kitchen and breakout area available to all tenants, alongside dedicated showers and lockers.



● External shot



● Kitchen and breakout space



● Reception area

BUSINESS HUB

2530 AZTEC WEST

2530 is located in The Quadrant at the front of Aztec West, Bristol's premier out-of-town business park.

Extending to 158 acres, the park is perfectly located with the adjacent M4/M5 interchange offering excellent motorway access. Bristol City Centre is 6.5 miles to the South with Bristol Parkway station at just 2.5 miles. The Willow Brook Centre and Cribbs Causeway Retail Park are both a short drive away.

Key

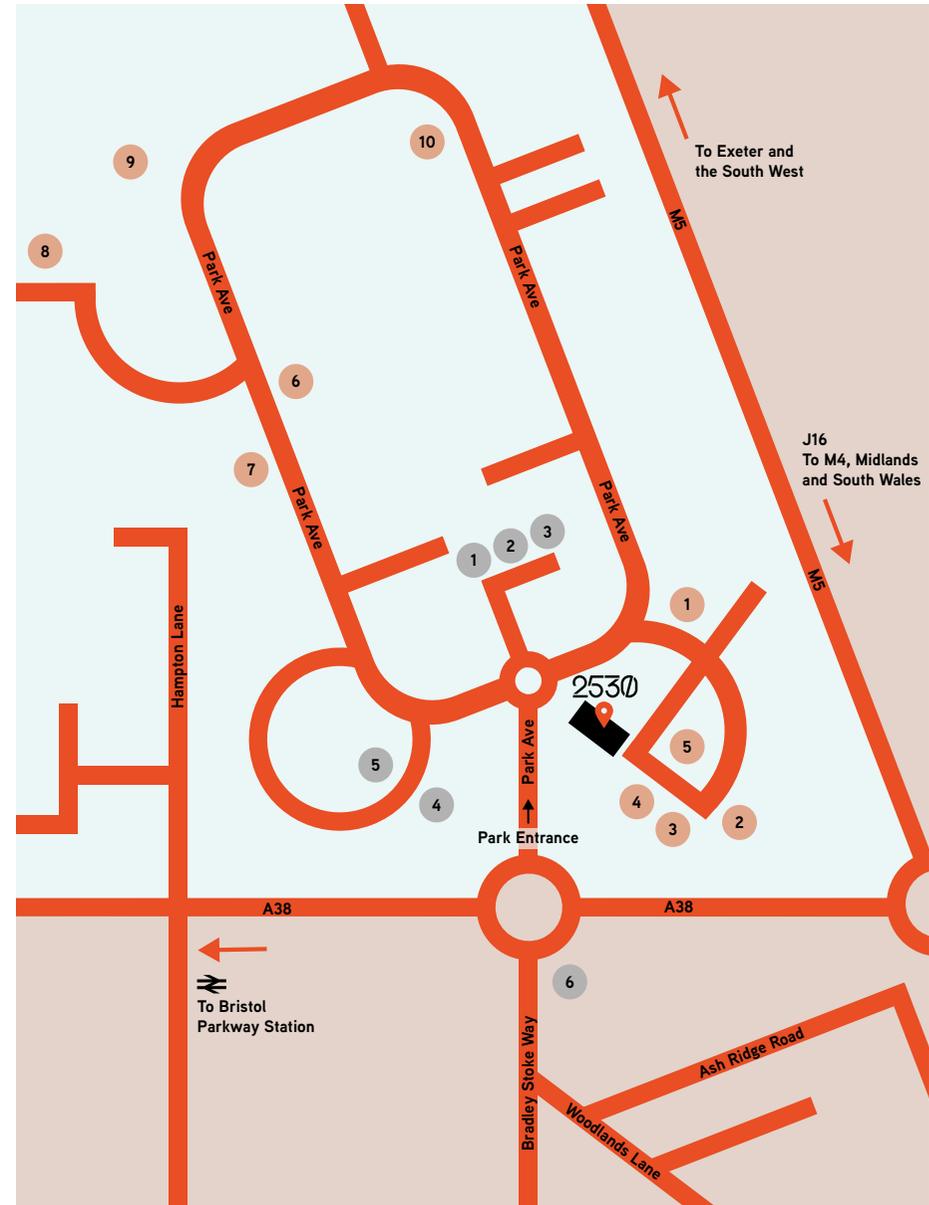
 Aztec West Park

Local Amenities

- 1 McColl's
- 2 Roose
- 3 The Medical
- 4 Aztec Hotel & Spa
- 5 Starbucks
- 6 Hilton Hotel

Local Occupiers

- 1 Liverpool Victoria
- 2 EE
- 3 Bellway
- 4 GE
- 5 Handelsbanken
- 6 Edvance
- 7 Atkins
- 8 Nokia
- 9 Highways England
- 10 Aardman



● Local area. Not to scale.

THE SPACE

Once complete 2530 will offer some of the best modern office space, within this much sought-after business location.

With excellent, modern amenities, and a high-spec finish throughout, cycle storage facilities and generous parking, this will be a prime business address. New leases are available for a term to be agreed, direct from the landlord.

The specification includes:

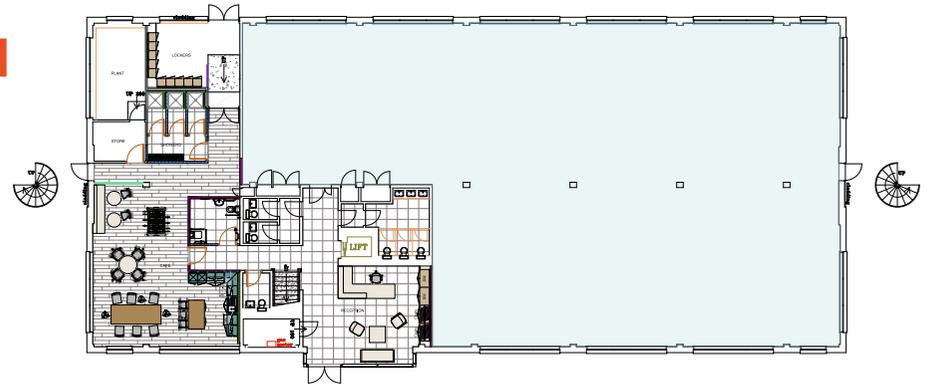
- New reception area with Concierge
- New fully fitted kitchen and breakout space available to all tenants
- New dedicated showers and lockers
- New bicycle storage and an excellent car parking ratio (1:250 sq ft)
- New VRF air conditioning system
- New ceilings and LED lighting
- Raised access floors
- Wi-fi available
- EPC to be confirmed

| Floor | sq.ft | sq.m |
|--------------|-------|-------|
| Ground Floor | 509.0 | 5,479 |
| First Floor | 683.8 | 7,492 |
| Second Floor | LET | LET |

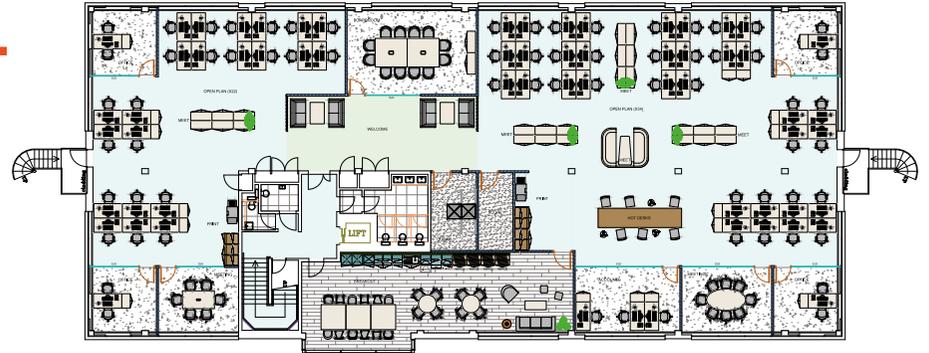
KEY

- Available to Let
- Let Agreed

G

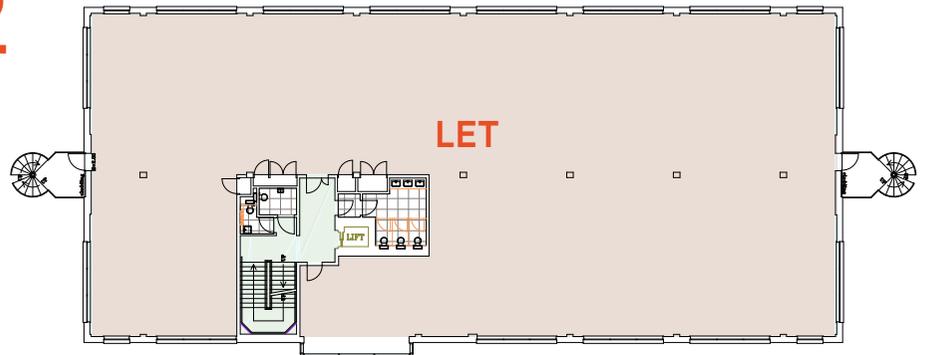


1



● Example fit out plan

2



2530

AZTEC WEST

For further information or to arrange a viewing please speak to either Savills or Colliers International.

Contact

Chris Meredith
cmeredith@savills.com

Harry Allen
hrallen@savills.com

James Preece
james.preece@colliers.com

Alfie Passingham
alfie.passingham@colliers.com



A development by



BOULTBEE BROOKS
REAL ESTATE

MISREPRESENTATION ACT: Savills and Colliers for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Savills and Colliers has any authority to make any representation of warranty whatsoever in relation to this property. MARCH 2020. Design by Studio.Build.

