/INDURENT



Industrial

UNIT 1156 | 1100 AZTEC WEST

Aztec West, Bristol, BS32 4TF

UNIT 1156 | 4,798 SQ FT

Industrial unit with Office Accommodation

An excellent starter unit offering high-quality office accommodation alongside generous storage space.
This end-of-terrace unit benefits from parking provision for up to 15 cars and provides quick and convenient access to the M32 and M5 motorways. Located within Aztec West, the property offers flexible working space with full HGV access.

Lease Type	New



Unit Summary

- Car Parking
- Flexible Space
- 24 Hour Access
- Well Maintained Estate
- Dedicated Car Parking
- High Level of Office Accommodation

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£70,600.00	£14.71
Rates	£25,249.40	£5.26
Maintenance Charge	£10,027.82	£2.09
Insurance	£959.60	£0.20
Total Cost	£106,836.82	£22.27

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

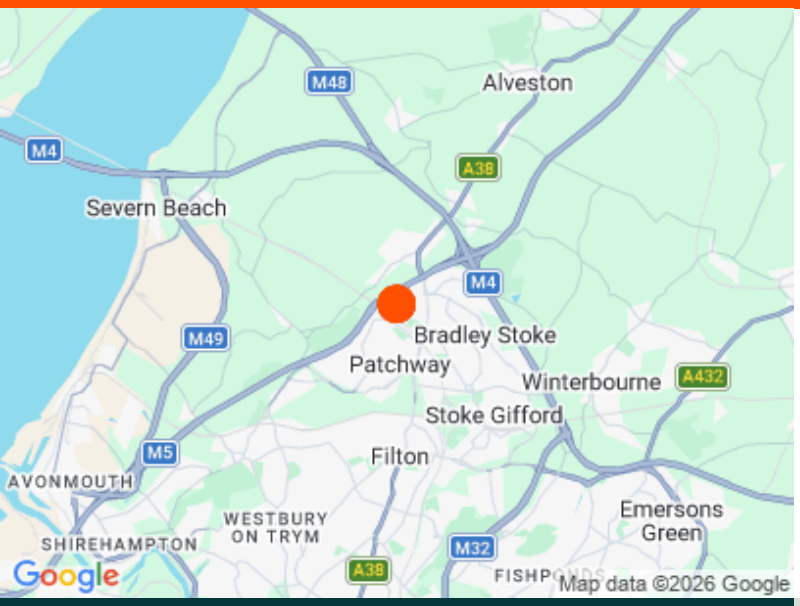
For more info please visit: unit.info/U4P0400078

+44(0) 808 169 7554

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Location

The estate is conveniently located next to Junction 16 of the M5 and just 1 mile from the M4/M5 Interchange giving great access to the national road network.

Road
M5: 1 mile

Airport
Bristol: 18 miles

Rail
Bristol Parkway: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	D (100)

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