



TO LET

600 Aztec West

Almondsbury, Bristol BS32 4SD

High Quality, self-contained, modern office building – 6,254 – 12,572 sq ft net approx



Location

Aztec West is Bristol's most established out of town business destination, offering high-quality office accommodation in a prominent and professional setting. Located on Bristol's northern fringe adjacent to Junction 16 of the M5 motorway less than 1 mile from M4/M5 interchange and only 7 miles from the city centre.

Aztec West enjoys excellent transport connections and is easily accessible by car, train and bus. Parkway (3 miles), Patchway (2 miles) and Filton Abbey Wood (3 miles) provide local and national trains routes. The city's Metrobus also runs direct routes from the city centre.

M4/M5



1 mile north-east

Parkway



3 miles south-east

The Mall

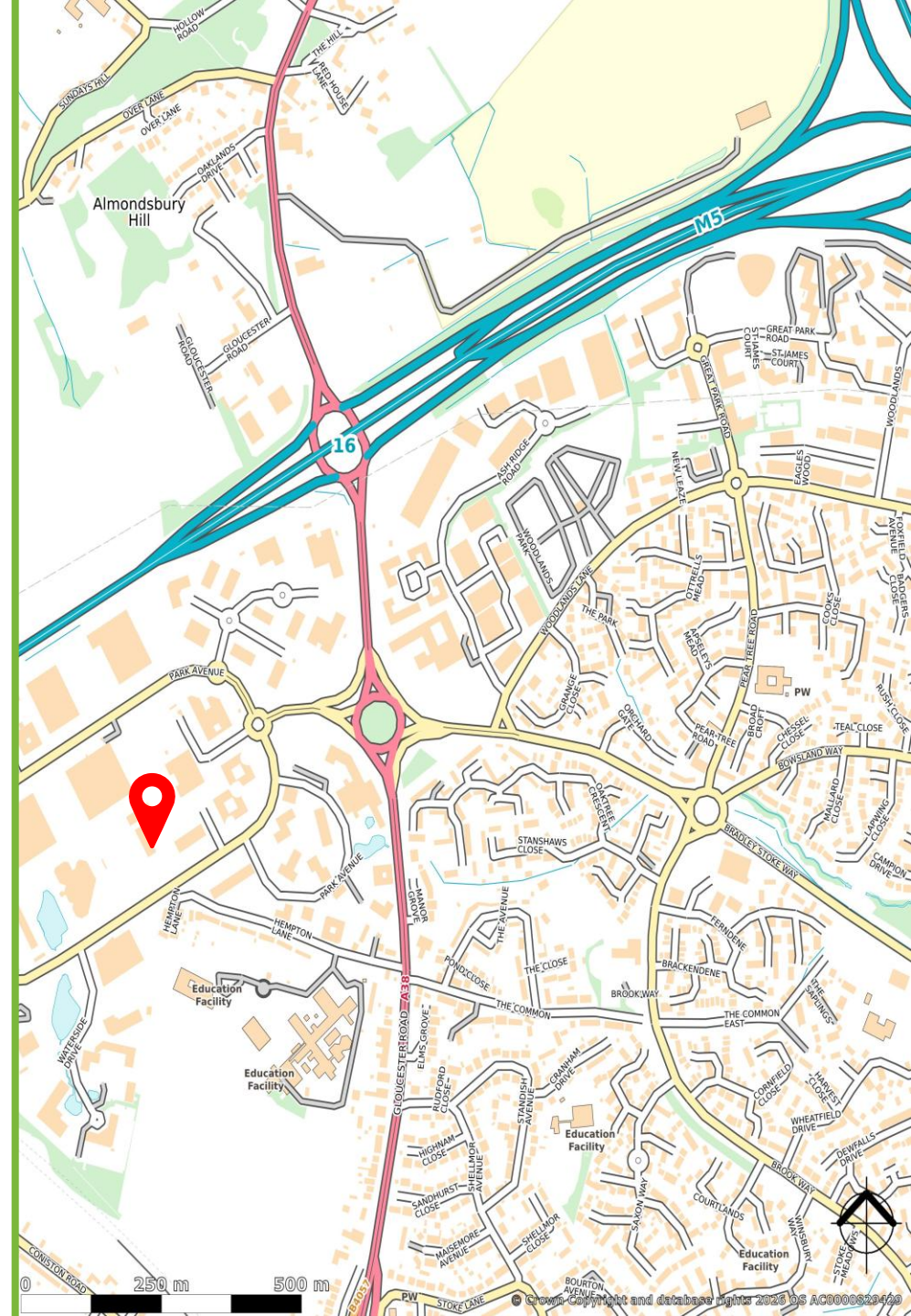


3 miles south

Bristol



7 miles south



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PROPERTY CONSULTANTS



Images show the building prior to the previously tenants fit out

Accommodation

Description

600 Aztec West underwent a major refurbishment which included an extension and complete remodelling of the front entrance and elevation to provide an impressive double height glazed reception. The property currently benefits from existing fit out; although plans are in place to return the property to a Cat A specification.

Parking

The accommodation has a total of 68 available parking spaces.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
First floor	6,318	587
Ground floor	6,254	581
TOTAL	12,572	1,168

Fully
accessible
raised floors



Suspended
ceilings



VRF heating /
cooling



On-site
parking



LED
lighting



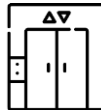
Kitchens



Showers



Passenger lift



WC facilities



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Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council.

www.southglos.gov.uk

Business Rates

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk

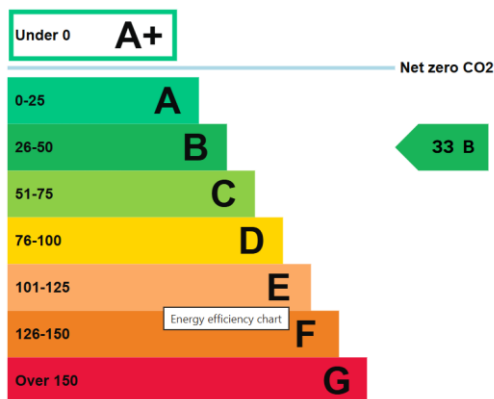
Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the

[RICS Real Estate Code for Leasing 2020](#)

Energy Performance Certificate

The property has an EPC rating – B 33



Terms

The property is available as a whole or on a floor-by-floor basis, on a new full repairing lease for a term of years to be agreed.

Rent

£23.00 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

Lambert Smith Hampton

Roxi Foster
07834 626024
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AK Ref: TWD/103001 **Date:** Oct 2026 **Subject to Contract**



**COMMERCIAL
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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.