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290 AZTEC WEST  
BRISTOL, BS32 4SY

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 CUSHMAN &  
WAKEFIELD



# 290 Aztec West

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*FIRST FLOOR OFFICES – TO LET*

**4,347 Sq. ft (404 Sq. m)**

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The available space comprises 4,347 sq ft of fully-fitted office accommodation, located on part of the 1<sup>st</sup> floor, 290 Aztec West. The space benefits from the following specification:

- Suspended ceilings with LED lighting
  - Raised access floors
  - Comfort cooling
  - Large kitchen and breakout area
  - High quality desks and furnishings
  - 19 car parking spaces – further spaces available on a licence basis
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## **LOCATION**

Aztec West enjoys a prime location, adjacent to Junction 16 of the M5, and within one mile of the M4/M5 interchange. It is situated 7 miles from Bristol City Centre, directly accessible via the A38.

290 Aztec West occupies a good position near the entrance of Aztec West Business Park, widely regarded as one of Bristol's leading business parks, the park is home to over 100 occupiers and offers unrivalled amenities.

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## **TERMS**

The office suite is held by way of an existing lease, expiring 2025, and is available as an assignment or sublease.

Alternatively a new lease will be available on negotiation with the Landlord.

## **RENT**

On application.

## **BUSINESS RATES**

Further information available on application.

## **SUSTAINABILITY**

EPC: C

## **CONTACT INFORMATION**

**STEVE LANE**

*Partner*

+44 776 040 3245

[Steve.Lane@cushwake.com](mailto:Steve.Lane@cushwake.com)

**ALFIE PASSINGHAM**

*Associate*

+44 782 572 1030

[Alfie.Passingham@cushwake.com](mailto:Alfie.Passingham@cushwake.com)

**LAUREN HARRISON**

*Surveyor*

+44 791 727 4778

[Lauren.Harrison@cushwake.com](mailto:Lauren.Harrison@cushwake.com)

