

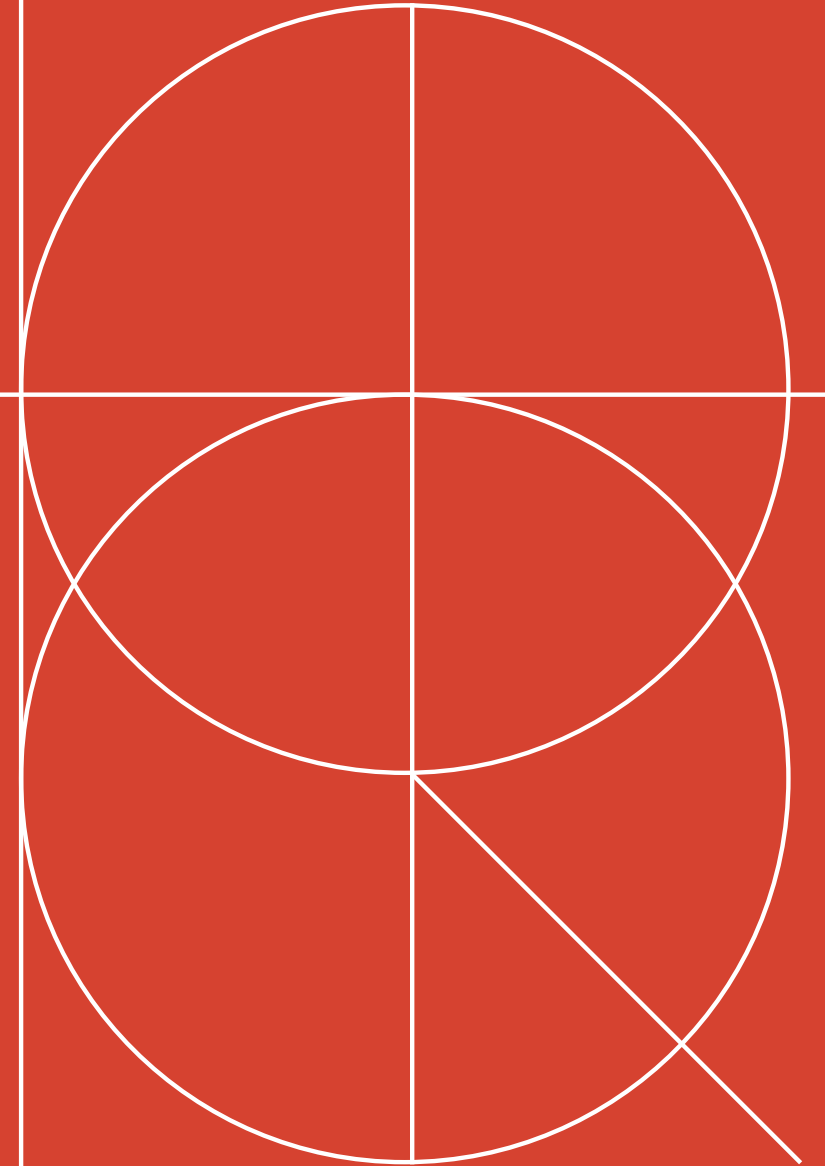
# 2520

## The Quadrant

Aztec West, Bristol BS32 4AQ

Detached, self-contained office building

To Let 7,406 - 14,900 sq ft (688 - 1,384 sq m)





# Aztec West

Bristol's leading  
business park





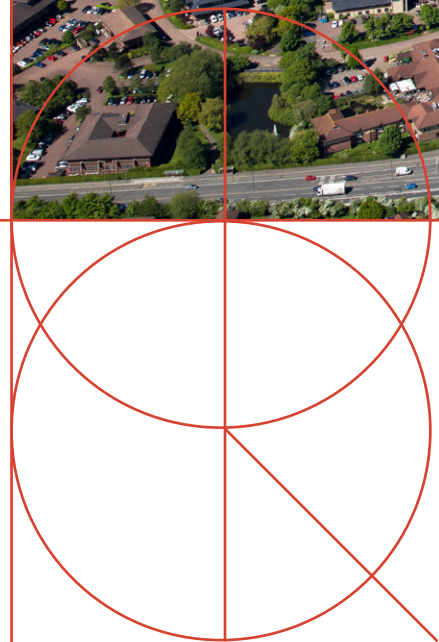


## Located prominently on The Quadrant at the front of Aztec West Business Park.

The building enjoys a prime location, adjacent to Junction 16 of the M5, and within one mile of the M4/M5 interchange.

The park is widely regarded as Bristol's leading business park and is home to over 100 occupiers as well as offering plenty of on-site amenities.

The M1 metrobus route stops just outside Aztec West providing a regular service to/ from the city centre.





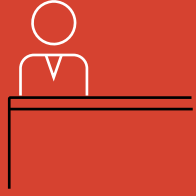


**Building 2520 comprises 14,900 sq ft (1,384 sq m) of self-contained, modern office accommodation.**

The building is configured over two floors, with a central core at the front, access to the first floor is facilitated by both stairs and a passenger lift.







Detached building  
with reception



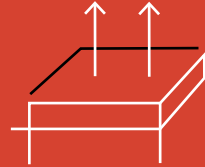
80 car parking spaces  
(1:186 sq ft ratio)



LED lighting



Suspended ceilings



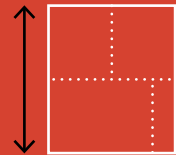
Raised access floors



Passenger lift



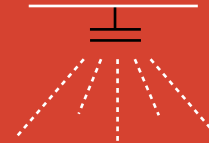
Air-conditioning



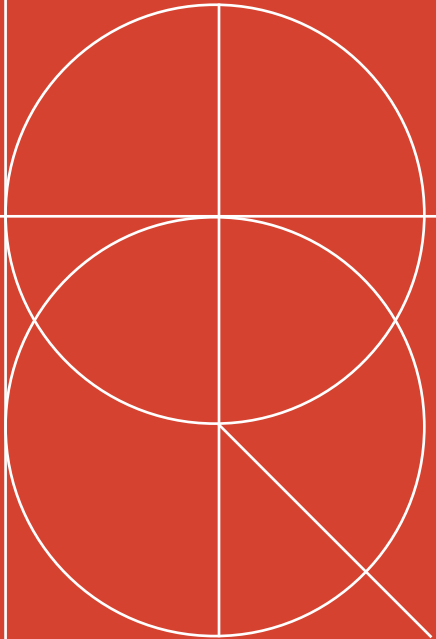
Flexible floor plates



Cycle store



Shower Facilities







<b>First Floor</b>	7,406 sq ft	688 sq m
<b>Ground Floor</b>	7,494 sq ft	696 sq m
<b>Total</b>	14,900 sq ft	1,384 sq m

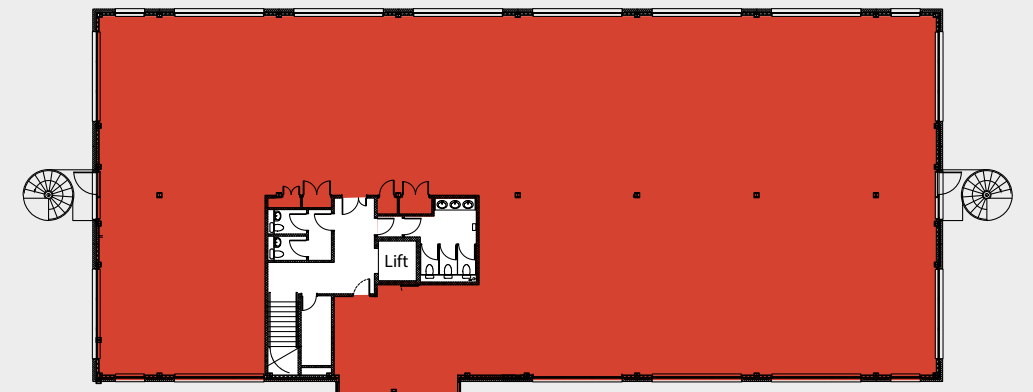
Measured on a NIA basis, in accordance with the RICS Code of Measuring Practice (6th Edition)

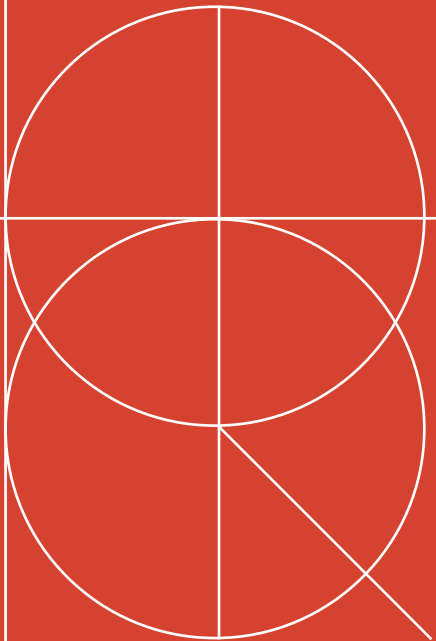


Ground Floor



First Floor



**Tenure**

The property is available from the beginning of 2025 by way of a new FRI lease.

**Rent**

On application.

**Business Rates**

Business rates are payable directly to the local authority. Further information is available on application.

**Energy Performance**

EPC to be reassessed.

**Service Charge**

An Estate Service Charge will be payable, contributing towards the management and maintenance of the wider estate. Further information is available on application.

**Legal Costs**

Each party shall bear responsibility for their own legal costs.

**Anti-Money Laundering**

The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Subject to Contract. The content of this document is believed to be correct at the date of publication, however the Company accepts no responsibility or liability for (or makes any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. SEPTEMBER 2024

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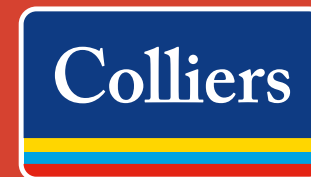
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