

1270 AZTEC WEST

PARK AVENUE, ALMONDSBURY, BRISTOL BS32 4SG

For Lease

3,246 Sq Ft

301.56 Sq M

CUSHMAN & WAKEFIELD

// PROPERTY HIGHLIGHTS

- **5.5m** EAVES HEIGHT
- **2** STOREY OFFICE SPACE
- **1** GROUND LEVEL LOADING DOOR
- RECENTLY REFURBISHED
- **3** ALLOCATED PARKING SPACES
- **1** KITCHENETTE UNIT
- M4 / M5 INTERCHANGE



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DETAILS





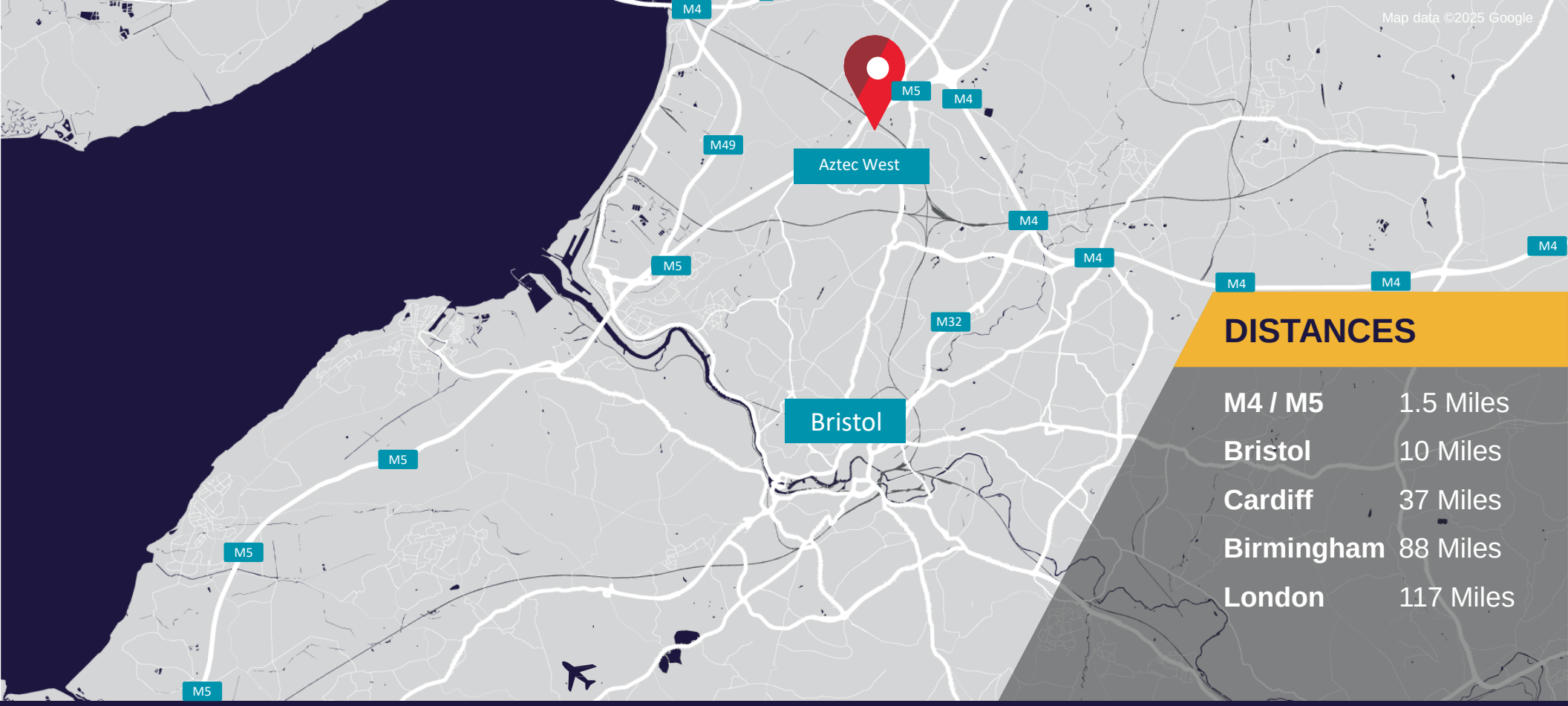
PROPERTY DESCRIPTION

The property comprises a mid-terraced light industrial unit that was refurbished in 2019, incorporated integral two storey office / ancillary accommodation. The building is of steel portal frame construction and brick elevations. The unit has a pitched roof providing a minimum eaves height of 5.5m rising to 7.6m at the apex.

The warehouse benefits from a concrete floor, clear span layout, and an electronically operated roller shutter door which opens to a covered loading area and forecourt yard. The office / ancillary accommodation comprises ground floor office, a kitchenette, WC's and first floor open plan office space. The office space benefits from carpeted floors, suspended ceilings incorporating LED panel lights and air conditioning.

Externally, there are three allocated parking bays to the front elevation and further shared parking opportunities on the estate.

ACCOMODATION	SQUARE FEET	SQUARE METRE
TOTAL	**3,246 SQ FT**	301.56 SQ M



DISTANCES

M4 / M5	1.5 Miles
Bristol	10 Miles
Cardiff	37 Miles
Birmingham	88 Miles
London	117 Miles

// LOCATION

The Property is located on the established Aztec West Business Park, which accommodates both industrial and office occupiers, positioned off the M5 motorway at Junction 16. The property is in close proximity to the M4/M5 interchange providing excellent connectivity to the Midlands, South West, London and South Wales.
The A38 Gloucester Road provides a direct link between J. 16 (M5), Aztec West Business Park and Bristol City Centre. Nearby established occupiers include:

- Aardman
- Spandex
- HSS Hire
- Vodafone
- Evander Glazing
- Vaillant Group

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TENURE
The property is available by way of a new IRI Lease.

RENT
Available upon application

RATEABLE VALUE
The property currently has a Rateable Value of £33,500 per annum, valid form April 2023.

EPC
D – 85

VAT
All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

PLANNING
We advise all interested parties make their own enquiries with the local council.

SERVICES
We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.



// CONTACT

HENRY DE TEISSIER
Partner
07860 821 345
henry.deteissier@cushwake.com

LUKE WHITMARSH
Graduate Surveyor
07350 436 876
luke.whitmarsh@cushwake.com

ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder.
In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

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