1300 AZTEC WEST

BRISTOL ▲ BS32 4RR ▲ ///OFFICE.CROSSINGS.VERSE

TRITAX BIG BOX®







Up to 6.2m Eaves

Designated Loading Areas

Refurbished Modern Units

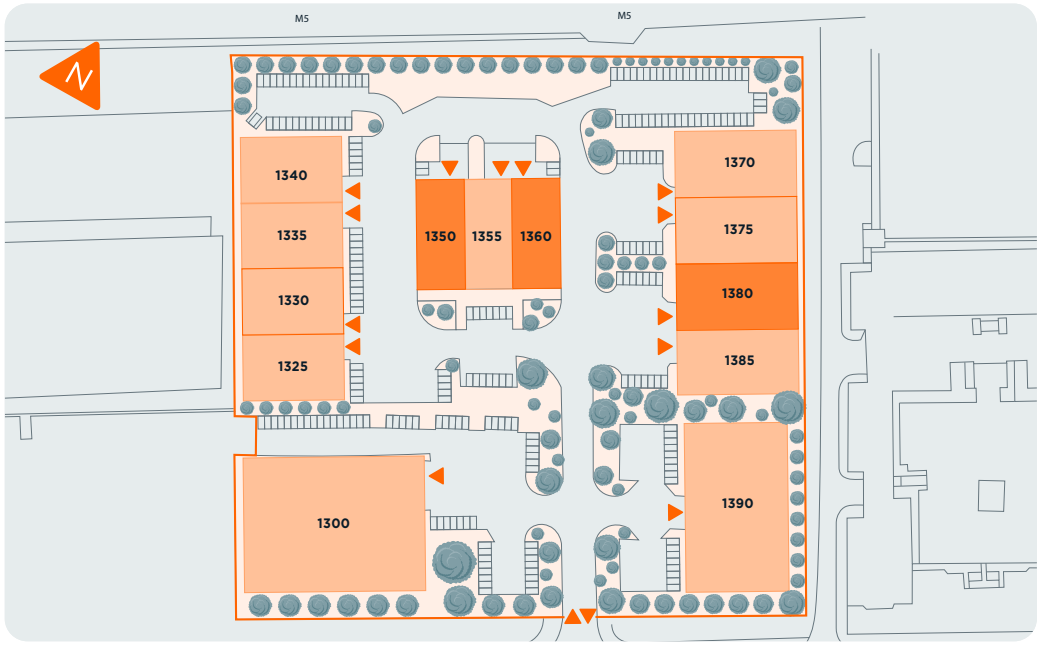
Prime Business Location

TRADE / WAREHOUSE / INDUSTRIAL UNITS

3,199 – 5,599 SQ FT - TO LET

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Aztec West is the South West's most prominent and high-profile business park, strategically located adjacent to Junction 16 of the M5 and just 1 mile south of the M4/M5 interchange. This prime location offers excellent connectivity to the national motorway network. Additionally, the A38 provides a direct route to the city centre, approximately 8 miles to the south.

Unit		Warehouse (Sq Ft)	Office (Sq Ft)	Total (Sq Ft)	EPC
1350	TO BE REFURBISHED	2,702	497	3,199	Targeting 'B'
1360		3,199	480	3,679	C
1380		4,195	1,404	5,599	B

- 10% Roof Lights
- B2, B8 & E Class Consents
- EV Charging Points
- 35 kN/m2 Floor loading

Further Information:
For further information please contact the joint agents:

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