



**KnightFrank.com**



**TO LET**

**High quality offices with 24 car parking spaces**

**1st Floor, 720 Aztec West, Bristol BS32 4UD**

**4,196 sq ft (389.82 sq m)**

- Attractive two storey office building
- Full height glazing offering excellent levels of natural lighting
- Located on Aztec West Business Park within 1.5 miles of the M4/M5 interchange

**Location**

Building 720 is situated on Aztec West, Bristol's premier Business Park. Located within 1.5 miles of the M4/M5 interchange the park benefits from excellent access to London, South Wales and the South West. Bristol City Centre is located approximately 7 miles south and Bristol Parkway Railway Station is located approximately 3 miles south-east from the property.

Occupiers on Aztec West benefit from a number of nearby amenities including the Aztec Hotel and Spa, Starbucks Coffee and the Aztec Centre. The Mall at Cribbs Causeway is located just over 3 miles from the Park providing a host of additional retail and leisure facilities.

**Description**

Building 720 is an attractive two storey building. The first floor provides open plan accommodation and benefits from extensive full height glazing offering excellent levels of natural light. It has an excellent car parking ratio of 1:175 sq ft.

The accommodation benefits from the following specification:

- Feature reception
- 8 person passenger lift
- VRV comfort cooling/heating
- Suspended ceilings
- Carpeted raised floors
- LG7 lighting
- Male, female and disabled WC's
- Shower provision

**Accommodation**

Floor	SQ FT	SQM
First	4,196	389.8

**Terms**

The accommodation is available by way of a new lease, direct from the freeholder, for a term to be agreed.

**Rent**

Upon application.

**VAT**

The building is elected for VAT.

**Business Rates**

Potential occupiers should make their own enquiries to the local billing authority.

**Service Charge**

A service charge will be levied to cover the maintenance and upkeep of the building and provision of services.

**EPC**

An EPC will be made available to prospective occupiers.

**Legal Costs**

Each party to be responsible for their own legal costs incurred in any transaction.

**Viewing**

For further information or to arrange a viewing please contact the sole agents:

**Martin Booth**

Tel: 0117 917 4990

E: [Martin.booth@knightfrank.com](mailto:Martin.booth@knightfrank.com)

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