

# To Let

**1480-1499, Aztec West, Almondsbury, Bristol, BS32 4RX**

8,674 sq ft (805.84 sq m) GIA

- Excellent communication links
- Two Storey Office Accommodation
- Well Established Business Park
- Allocated Parking and Yard Area



## Location

The property is located on the Aztec West Business Park. The park is a well established business location, situated on junction 16 of the M5 motorway and less than 1 mile from the M4/M5 interchange. The A38 links Aztec West with Bristol city centre approximately 7 miles to the South.

## Description

The property consists of an industrial/warehouse unit, constructed on a steel truss frame with breeze block and metal clad elevations under a metal sheet roof. The property benefits from ancillary office accommodation, an eaves height of approx. 6 metres and a parking/loading area to the front elevation.

## Terms

The property is available by way of a new Internal Repairing & Insuring lease for a term to be agreed. Rental terms are available on request.

## Viewing

Strictly by appointment by the sole agent.

## Accommodation

Floor / Unit	Description	Sq ft	Sq m
Ground	Warehouse	7,612	707.18
Ground	Office	711	66.05
1st	Office	351	32.61
<b>Total</b>		<b>8,674</b>	<b>805.84</b>

## EPC

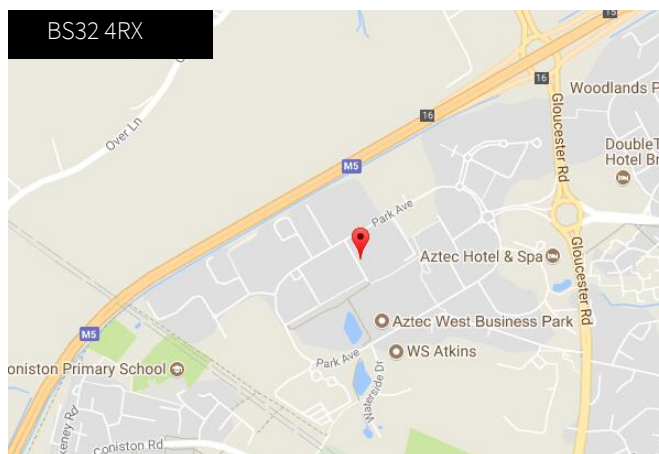
This property has been graded as 51 C.

## Rent

Available on Request

## Business Rates

Please contact the local authority for confirmation of the rates payable.



## Contacts

### Henry De Teissier

+44 (0)117 930 5603

Henry.DeTeissier@eu.jll.com

### Robert Sumner

+44 (0)117 930 5681

Robert.Sumner@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

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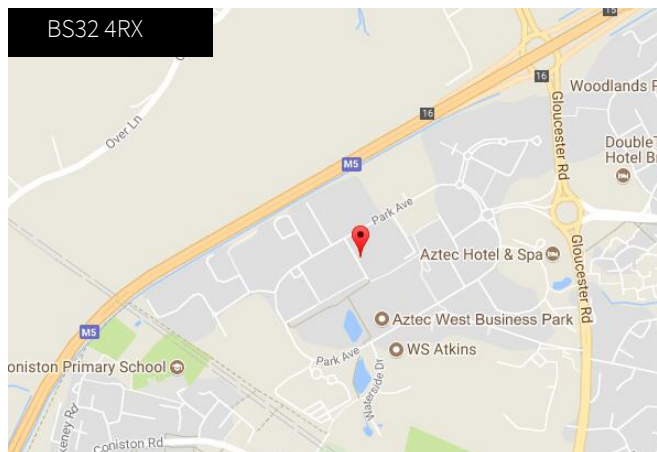
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