

2540 The  
Quadrant

AZTEC WEST BS32 4AQ

ONE SUITE REMAINING



**TO LET - 4,650 SQ FT - NEWLY REFURBISHED OFFICE**

Highly specified office with excellent parking, located on Bristol's premier business park with unrivalled amenities for staff

## DESCRIPTION

2540 Aztec West is a modern two storey office building which benefits from the following specification.

- Fully accessible raised floors
- 4 pipe fan coil air conditioning
- Newly refurbished male/female/disabled WCs
- New LED lighting
- 8 person passenger lift
- Suspended ceilings
- Shower facility
- Bike store
- Excellent parking
- Well maintained landscaped grounds



## LOCATION

Aztec West is one of Bristol's most successful business parks and is located on the city's northern fringe immediately off Junction 16 of the M5 motorway, close to the interchange with the M4. 2540 Aztec West has a prominent position at the front of the park.

Aztec West has more facilities available to occupiers than any other business park in the region.

Parkway railway station is a short drive away and will shortly be directly connected by the city's new rapid transit scheme, MetroBus.

The Aztec Centre is situated nearby and provides excellent amenities including a sandwich shop and newsagent. The 4 Star Aztec Hotel & Spa is positioned at the entrance to Aztec West which provides a restaurant, bar, gym and swimming pool. There is a Starbucks 5 minutes walk away.

The Mall shopping and entertainment complex is conveniently located close by at Cribbs Causeway.



## COMMUNICATION

**Neighbours** - This area of North Bristol contains a cluster of major employers and institutions within aerospace, defence, telecoms and financial services. University of the West of England has its main campus close-by as is MOD's procurement centre at Abbeywood.

**Road** - The building is 2 minutes drive from the M4/M5 interchange. The location attracts staff from a wide catchment area and is easily accessible for clients.

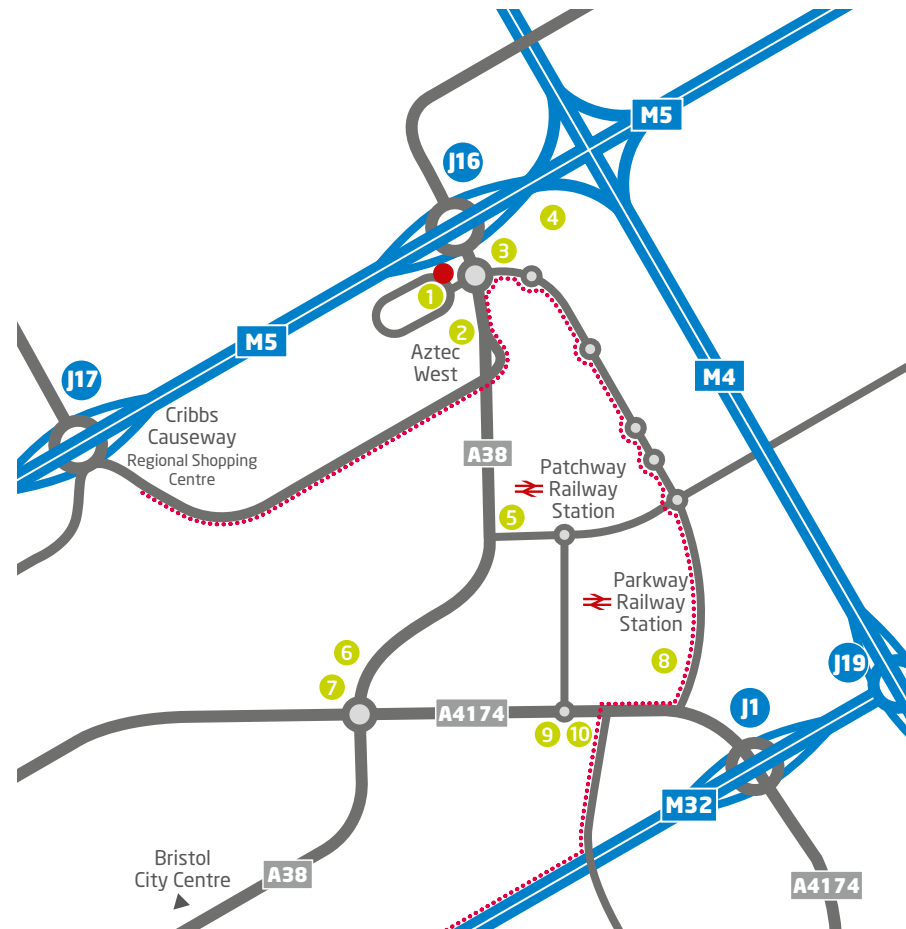
**Rail** - Parkway Railway Station is only 3 miles away. It is 79 minutes to London Paddington which, post electrification will reduce to 65 minutes - with 4 services an hour. There are regular direct services to Cardiff, Exeter and Birmingham.

**MetroBus** - This is Bristol's new rapid transit system costing £200m and due to open in 2018. Aztec West will have services every 10 minutes to Parkway Station and Cribbs Causeway. The line also offers fast and efficient services to Bristol city centre.

**Bus** - The building is 2 minutes walk from the A38 which is a major bus route.

**Air** - Bristol Airport is a 30 minute drive away.

**Bike** - Bristol has an extensive cycle network and the building offers cyclists secure storage and a shower.



- 1 The Aztec Centre
- 2 Aztec Hotel & Spa
- 3 Hilton Hotel
- 4 RAC
- 5 Rolls Royce
- 6 Airbus
- 7 BAE Systems
- 8 Aviva
- 9 MOD Abbeywood
- 10 UWE

••• MetroBus+

## FLOOR AREAS

The Property has the following net internal floor area.

Ground Floor	4,650 sq ft	432 sq m
Part Ground Floor	LET - Handelsbanken	
First Floor	LET - Bellway Homes Ltd	

There are 27 spaces (including 1 disabled) in a self-contained car park.

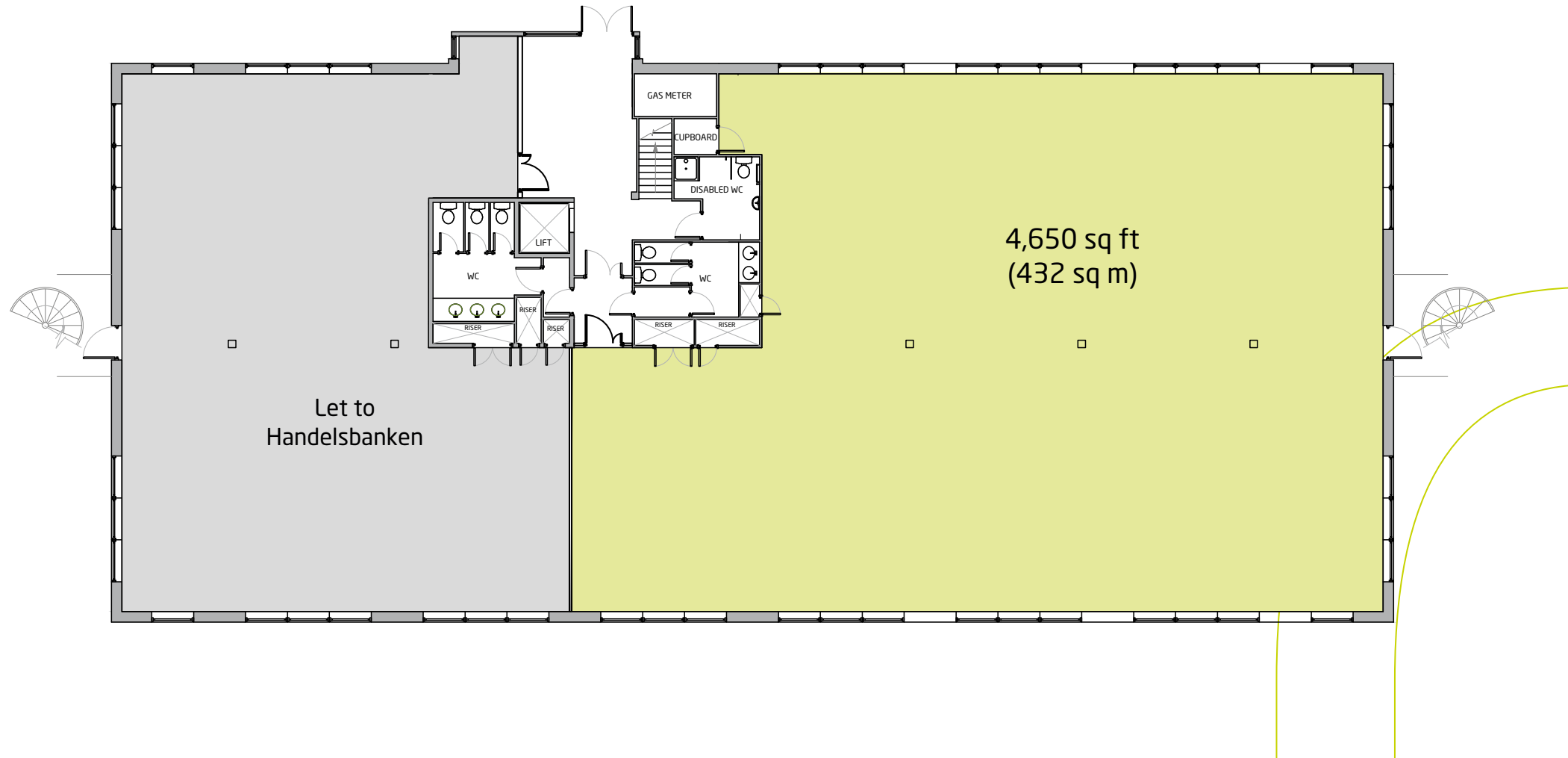
## VIDEO

Please see our short film of the building:

[https://youtu.be/AHgz23b\\_vKA](https://youtu.be/AHgz23b_vKA)



## FLOOR PLAN



## TERMS

The lease term agreed will be on an effective full repairing and insuring basis.

## RENT

Upon application.

## LEGAL COSTS

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

## BUSINESS RATES

We recommend all prospective occupiers contact the Local Rating Authority to establish their exact rating liability. [www.voa.gov.uk](http://www.voa.gov.uk)

## SERVICE CHARGE

A building and estate charge will be levied. Further details are available on request.

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC

D 85

## VIEWING

Strictly by appointment through the joint agents.



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