



hempton court aztec west

Last development opportunity
on the South West of England's
premier business park.

To Let / For Sale
20,000 - 250,000 sq ft
on c.10 acres

30 YEARS IN THE MAKING, THIS IS AZTEC WEST'S FINAL DEVELOPMENT OPPORTUNITY...

Planning for 20,000 - 250,000 sq ft

Hempton Court

Hempton Court is the last site on Aztec West, totalling c.10 acres with an outline planning consent for 250,000 sq ft of offices.

Design and Build opportunities are also available from 20,000 sq ft on a freehold or leasehold basis. Alternative uses will be considered.

The Aztec Centre

The recently refurbished Aztec Centre has sandwich and café facilities, a hairdressers, newsagent, bank and bar. The Aztec Hotel and Spa with gym is located on the park together with a Starbucks coffee shop.

Aztec West

Aztec West is close to junction 16 of the M5 and within a mile of the M4/M5 interchange.

Bristol Parkway railway station with regular services to London Paddington (1hr 30mins) is less than two miles away. Several bus routes serve the park.

Bristol City centre is 6 miles to the south via the A38 and the MOD is 2 miles to the South East.

Other major amenities within five minutes of Aztec West include Cribbs Causeway, which offers a huge range of retailers and entertainment from John Lewis and M&S to a cinema and several restaurants including Café Rouge and YO! Sushi.

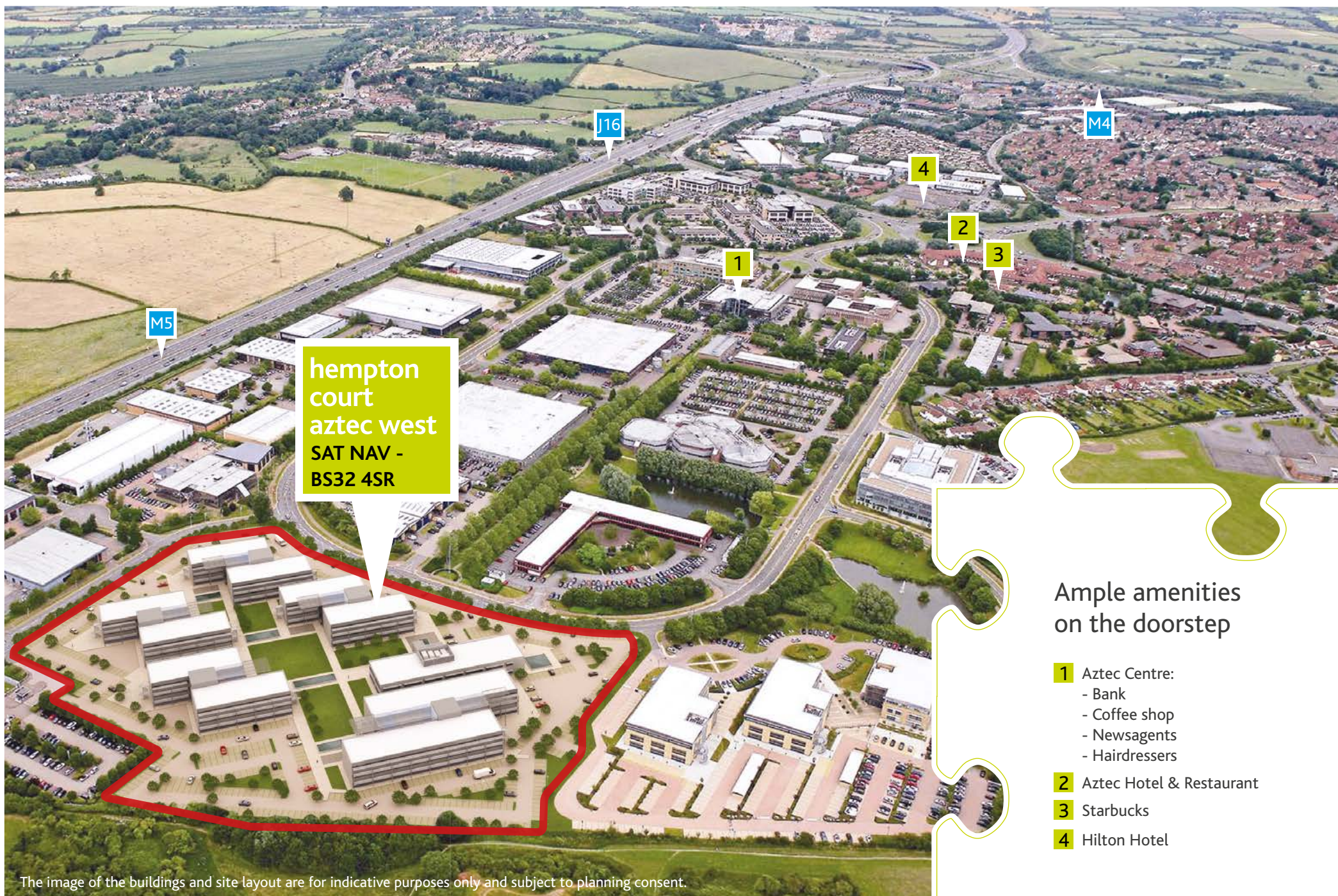
“ WITH OVER 100
INTERNATIONAL BUSINESSES ”



This is a computer generated image and details may vary.



The busy Aztec Centre.



hempton court
aztec west
SAT NAV -
BS32 4SR

Ample amenities on the doorstep

- 1** Aztec Centre:
 - Bank
 - Coffee shop
 - Newsagents
 - Hairdressers
- 2** Aztec Hotel & Restaurant
- 3** Starbucks
- 4** Hilton Hotel

The image of the buildings and site layout are for indicative purposes only and subject to planning consent.



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