

Aztec West Bristol

Available to Let
Warehouse
3,199 - 22,480 sq ft

0.5 miles south of M5 Junction 16



Up to 6.2 m eaves height



Electric roller shutters



Recently refurbished



Designated car parking



LED lighting



Aztec West

Bristol BS32 4RR



Description

These recently refurbished industrial units feature steel portal frame construction with brick and profiled steel-clad elevations, topped with profiled steel-clad roofs incorporating integrated roof lights. These modern, terraced units offer designated loading areas and ample car parking. Internally, the units boast eaves heights ranging from 5.8m to 6.2m and include both ground and first-floor office accommodations.

Location

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.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
Chris Watkins
 walesandsouthwest@mileway.com
 0292 168 0815

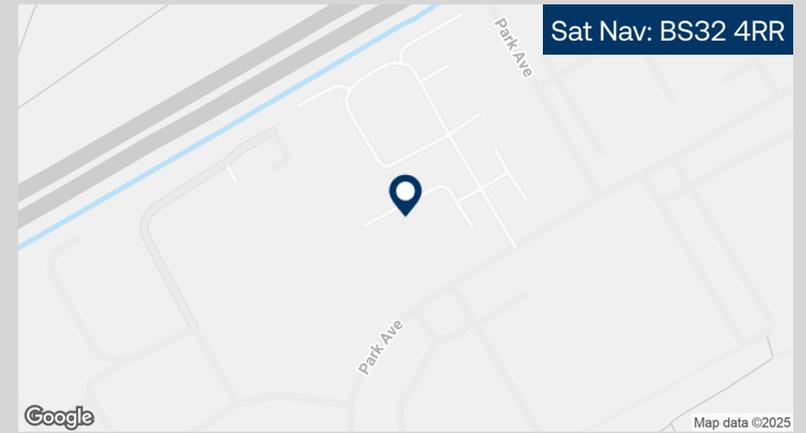
Knight Frank
Ed Rohleder
 ed.rohleder@knightfrank.com
 07775 115 969

Knight Frank
Russell Crofts
 russell.crofts@knightfrank.com
 07990 707 723

Russell Property Consultants
Chris Miles
 chris@russellpc.co.uk
 0117 9732 007

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
1330	Warehouse	4,406	Immediately	£5,140 PCM
1350	Warehouse	3,199	Immediately	£3,735 PCM
1360	Warehouse	3,679	Under offer	£4,295 PCM
1375	Warehouse	5,597	Under offer	£6,530 PCM
1380	Warehouse	5,599	Immediately	£6,535 PCM
Total		22,480		