



/NDURENT

1100 AND 1200 AZTEC WEST

BS32 4TF
///BLUR.FORM.BOUND

NEWLY REFURBISHED UNITS

UNITS RANGING FROM:
2,940 SQ FT - 6,051 SQ FT



Strategically
located near
J16 of the M5.



Newly refurbished.



Located on
South West's Premier
Business Park.



Warehousing that Works.

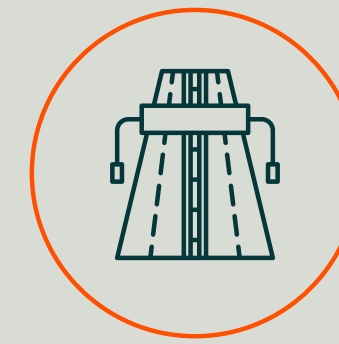
High performance space for your business.

1100 & 1200 Aztec West comprises two prominent and well established urban logistics and trade estate, comprises of 39,867 and 36,117 sq ft, respectively. Together the estates, provide 18 well specified units arranged over three terraces, each benefiting from dedicated yard space and generous parking.

An ideal location for Bristol.

The property is strategically located within one of North Bristol's established commercial and industrial hubs, forming part of Aztec West, widely recognised as the South West's premier business park. Positioned immediately off Junction 16 of the M5, the property benefits from excellent connectivity, with the nearby M4/M5 interchange providing rapid access to the Midlands, South West, London and South Wales.

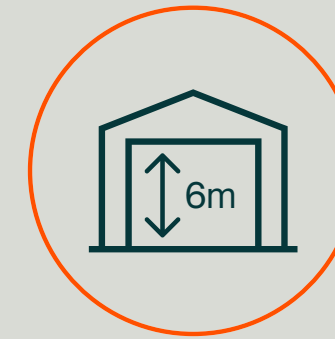
In addition, the A38 Gloucester Road & M32 motorway both offer a direct route into Bristol city centre and convenient links to the surrounding suburban and commercial catchments, making the location highly accessible for both customers and staff.



Close proximity to M4/M5 interchange.



Flexible Smart Lease available.



Internal eaves height of 6m.



Newly refurbished.



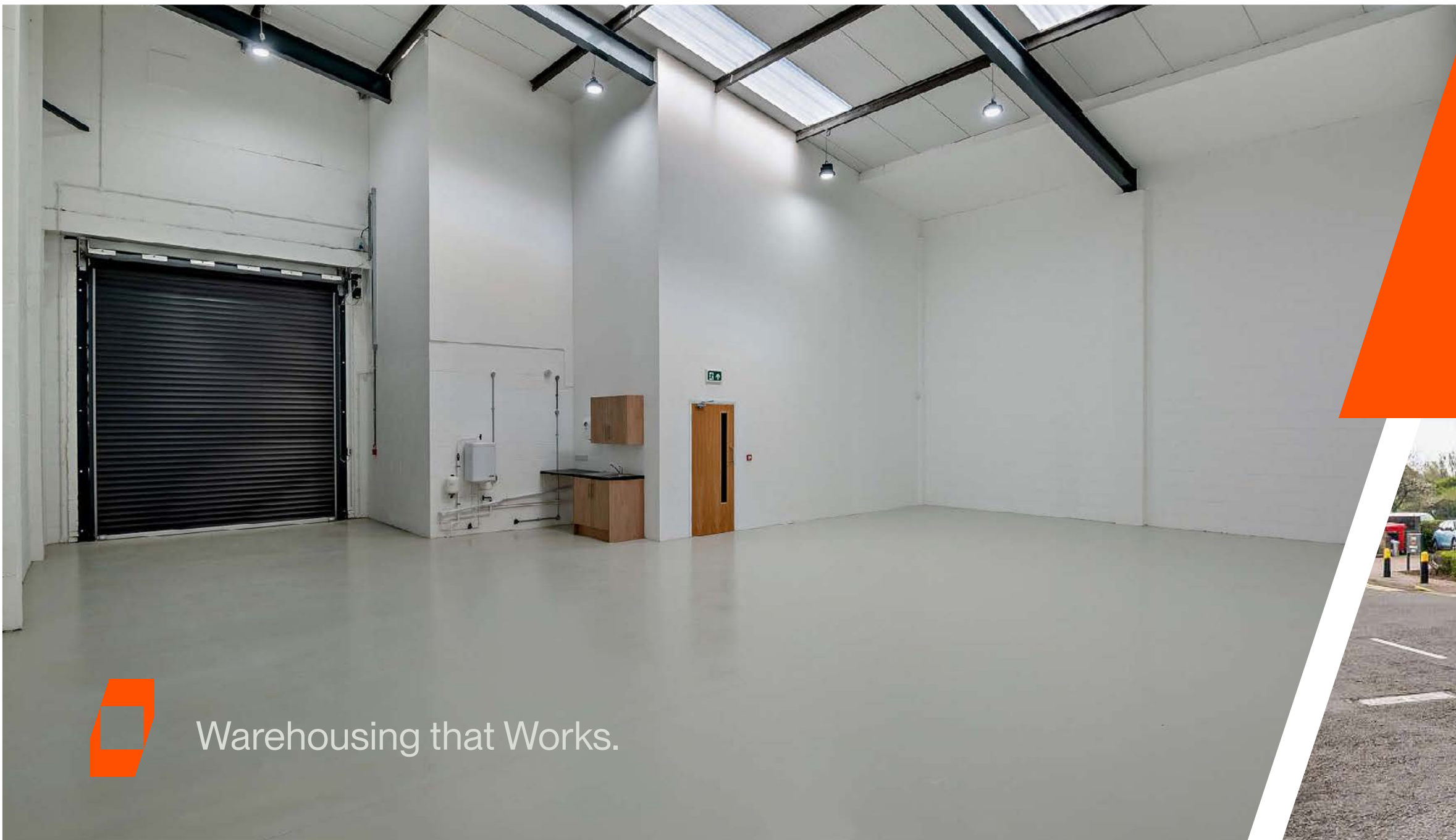
Smart LED included.



Current EPC ratings of A-B.

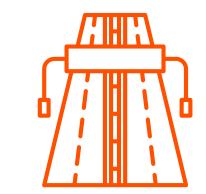


Excellent parking with additional overflow.



Warehousing that Works.

You're well-connected.



MAJOR ROADS

M5 J16	0.8 miles
A38	1.0 miles
M4/M5 interchange	1.4 miles



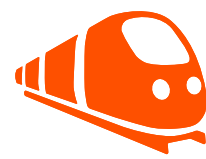
CITIES/MAJOR TOWNS

Bristol	10.3 miles
Bath	22.3 miles
Cardiff	35.5 miles



AIRPORTS

Bristol Airport	20.0 miles
Cardiff Airport	48.6 miles



RAIL/METROLINK

Patchway Station	2.5 miles
Bristol Parkway	3.8 miles

Drive times

Within 30 min labour pool

Within 1 hour

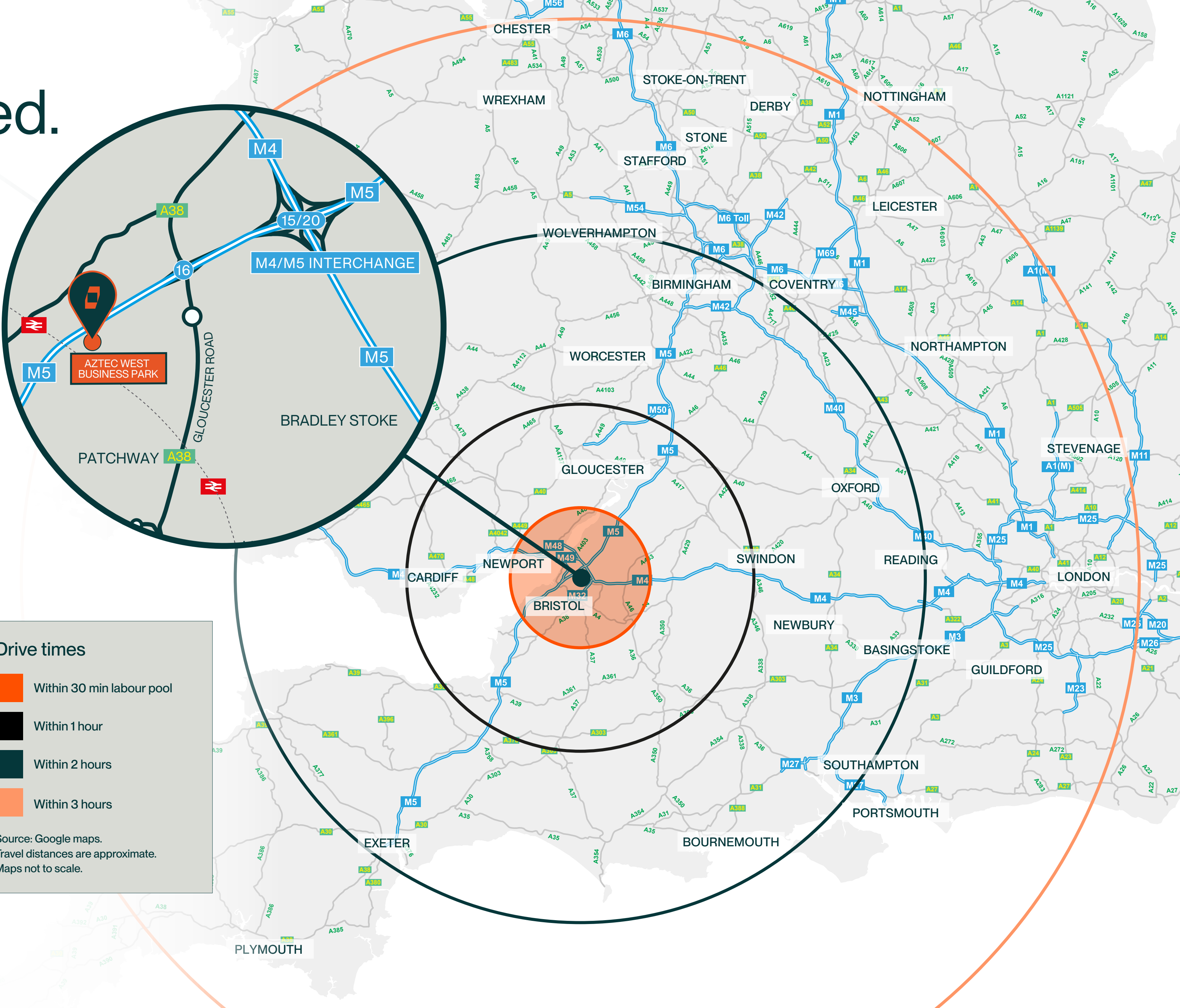
Within 2 hours

Within 3 hours

Source: Google maps.

Travel distances are approximate.

Maps not to scale.



Warehousing that Works.

Schedule of accomodation.

Availability - Units 1151, 1152 and 1270 have undergone full refurbishments and are available for immediate occupation. Unit 1156 will be undergoing a full refurbishment and will be available for occupation in Q3 2026.

	UNIT 1151	UNIT 1152	UNIT 1156
GF WAREHOUSE & ANCILLARY	2,516 SQ FT (234 SQ M)	2,508 SQ FT (233 SQ M)	3,728 SQ FT (351 SQ M)
FF OFFICES & ANCILLARY	595 SQ FT (55 SQ M)	432 SQ FT (40 SQ M)	1,016 SQ FT (94 SQ M)
TOTAL	3,111 SQ FT (289 SQ M)	2,940 SQ FT (273 SQ M)	4,798 SQ FT (446 SQ M)

Units 1151 and 1152 can be combined and taken as one 6,051 sq ft unit.
All areas are on a GIA (Gross Internal Area) sq ft basis. Subject to final plan.

	UNIT 1270
GF WAREHOUSE & ANCILLARY	2,564 SQ FT (238 SQ M)
FF OFFICES & ANCILLARY	682 SQ FT (63 SQ M)
TOTAL	3,246 SQ FT (302 SQ M)

All areas are on a GIA (Gross Internal Area) sq ft basis. Subject to final plan.



Site plan.



Sire plan is indicative.



Warehousing that Works.



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Warehousing that Works.



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