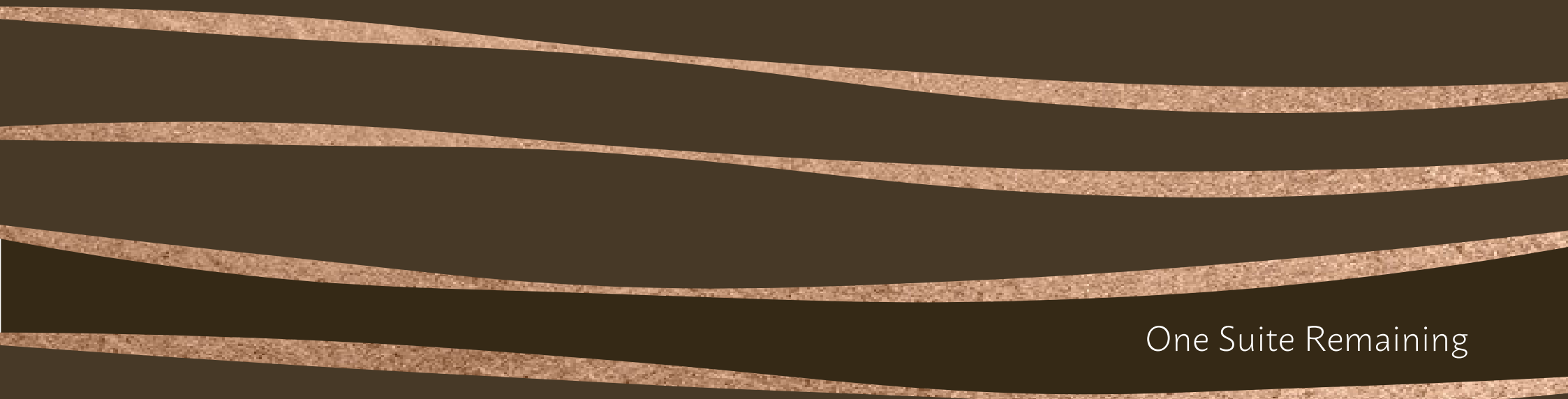




One Suite Remaining

730 AZTEC WEST

[730aztecwest.co.uk](http://730aztecwest.co.uk)



730 Aztec West provides 37,982 sq ft of high quality office accommodation over ground, 1st and 2nd floors, arranged in wings either side of the central core allowing flexible, open plan space. The building was refurbished in 2016 to include a brand new reception area with an impressive new landscaped entrance into the site.

The offices benefit from a large secure car park providing an excellent ratio of 1:178 with 217 car parking spaces in total.

Waterside Drive Bristol BS32 4UE



### Specification

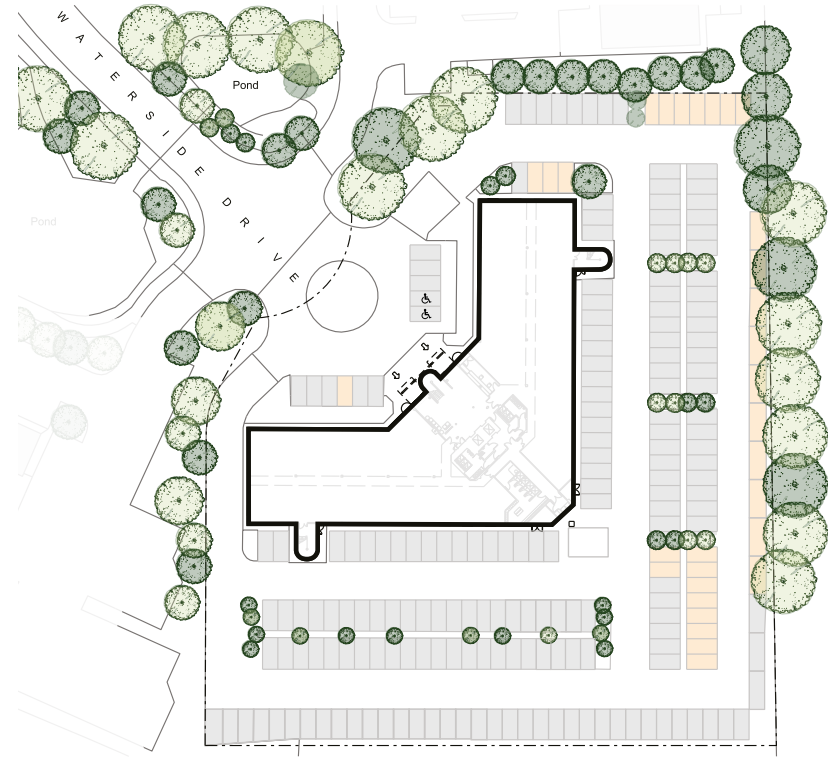
The building benefits from the following specification:

- 3 pipe VRF air conditioning system
- 150mm full access raised floors
- 2.75m clear floor to ceiling height
- Open plan floor plate
- New LED lighting within metal tile suspended ceiling
- Striking enlarged and remodelled reception area
- Male and female WC facilities on each floor
- A new shower block with 5 showers including a fully accessible shower and changing room/locker facilities
- Secured external covered bike racks for 32 bikes
- DDA Compliant
- 2 x 13 passenger lifts
- New landscaping to the front of the building
- Excellent parking ratio of 1:178
- EPC Rating C (69)

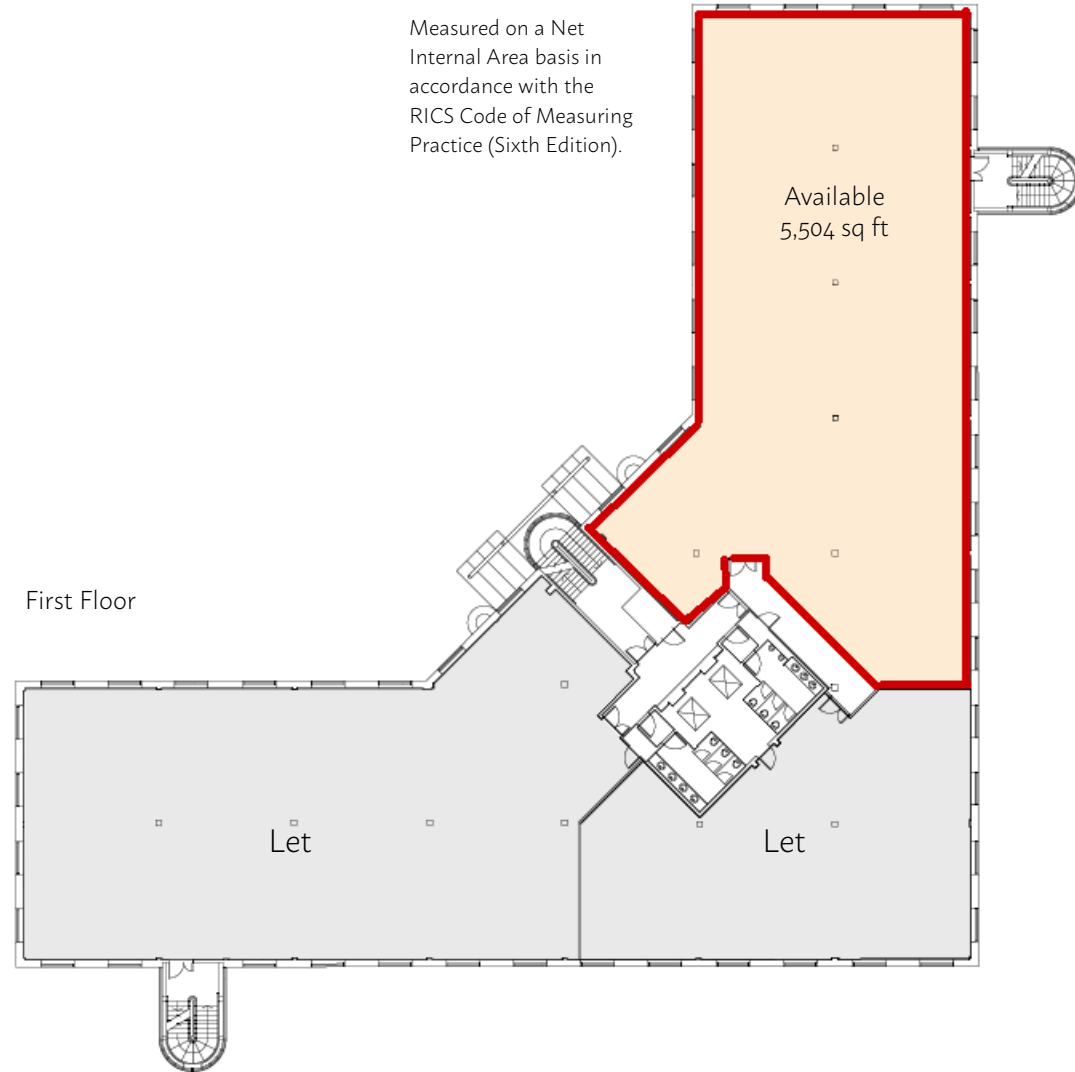


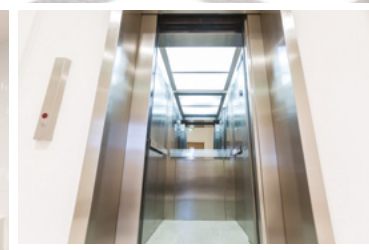
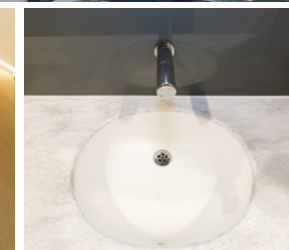
## Site Layout

The colouring is indicative of the parking spaces with the available suite.



The accommodation is available as a whole on a leasehold basis. Further information is available from the joint marketing agents, Knight Frank and HTC.





### Rent & Rates

On application to the marketing agent.

### Viewing

Strictly by appointment through the joint agents, Knight Frank and HTC.





- OCCUPIERS**
- 1 730 AZTEC WEST
  - 2 Nokia
  - 3 Broadcom
  - 4 Atkins
  - 5 Aardman Animation
  - 6 EE
  - 7 GE Capital
  - 8 Edvance UK
  - 9 Regus
  - 10 St James Place Wealth Management

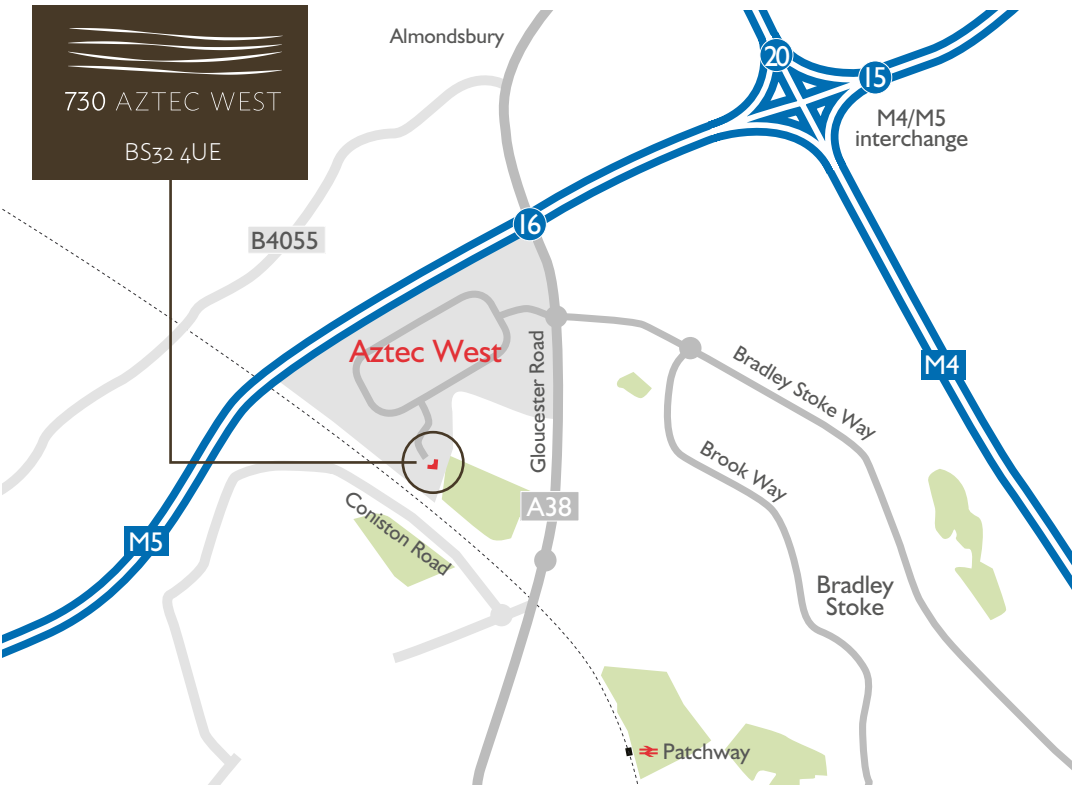
- AMENITIES**
- 1 Aztec Centre
  - 2 Lodge on the Park
  - 3 Starbucks
  - 4 Aztec Hotel & Spa
  - 5 Living Well Health Club
  - 6 Hilton Hotel

Location

The offices are located on Aztec West, Bristol's premier Business Park. Occupiers on the Park benefit from a number of excellent amenities including The Aztec Hotel and Spa, Starbucks Coffee House and the Aztec Centre. Further shopping facilities are located at the Mall Cribbs Causeway and the Willow Brook Centre in Bradley Stoke.

Aztec West is prominently located just off Junction 16 of the M5 Motorway and within one mile of the M4/M5 Interchange, providing great access links to London, South Wales, South West and the Midlands. The Business Park is located 7 miles from Bristol City Centre via the A38.

Bristol Parkway railway station is located less than 3 miles to the south east of the Business Park providing regular services to major UK stations including London Paddington in under 1 hour 30 minutes.





# 730 AZTEC WEST

730aztecwest.co.uk

## Further Information

For further information contact the joint agents.



### Andy Smith

M - 07443 983 253  
andy.smith@knightfrank.com

### Polly Smart

M - 07929 673 626  
polly.smart@knightfrank.com



### Chris Grazier

M - 07788 105 578  
chris.grazier@htc.uk.com

### Lizzie Boswell

M - 07919 057 756  
lizzie.boswell@htc.uk.com

### Natalie Bennett

M - 07799 773 808  
natalie.bennett@htc.uk.com

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August 2022

Design by Martin Hopkins | T 029 2046 1233 | martinhopkins.co.uk