



200  
**AZTEC  
WEST**

BRISTOL

High Profile  
Refurbished  
Office Space

From 2,314 Sq Ft  
to 4,684 Sq Ft



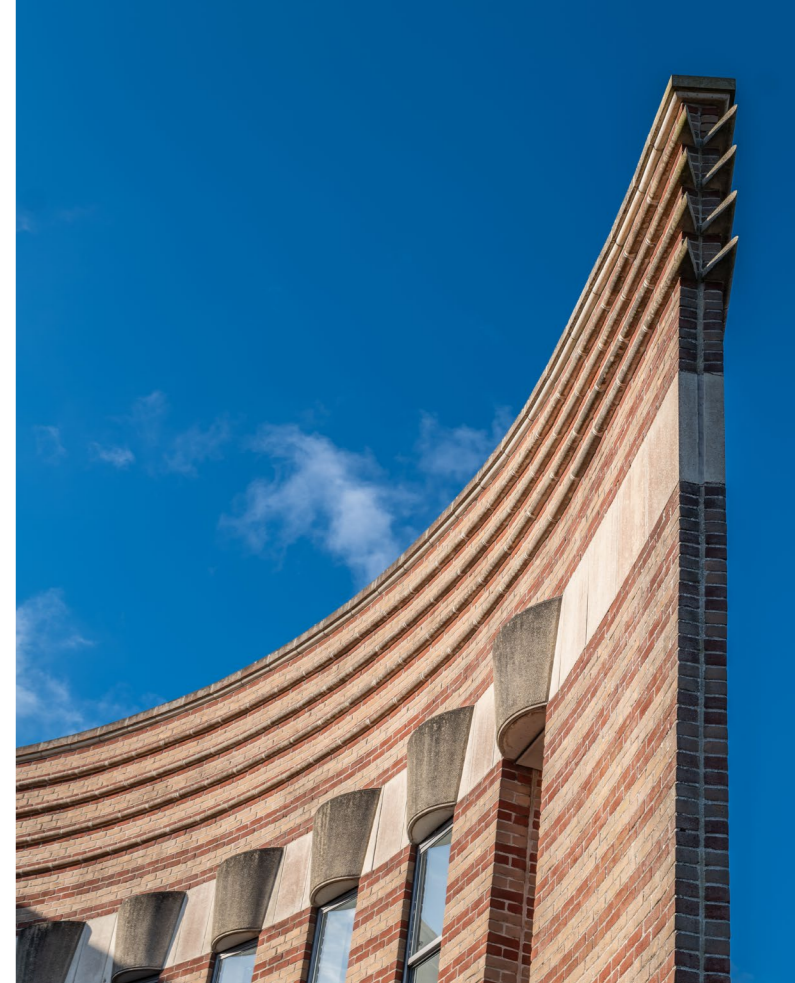
## Character + Style

**200 Aztec West comprises two high profile two-storey office buildings prominently positioned at the gateway of Aztec West.**

Aztec West is widely regarded as one of Bristol's leading business parks. Home to over 100 occupiers, the park sits in an attractive landscaped environment and is professionally managed with on-site security.

As the only modern listed building of its kind in North Bristol, phase 200 of Aztec West is nationally recognised for the quality of its architecture which combines a highly flexible internal layout with a striking contemporary design that has been awarded Grade II listed status.





Refurbished  
+ Modern



# Specification + Highlights



FULLY  
ACCESSIBLE  
RAISED FLOORS



SUSPENDED CEILINGS  
AND NEW LED  
LIGHTING



GOODS  
LIFT



COMFORT  
COOLING



RECENTLY  
LANDSCAPED  
COURTYARDS



CAR PARKING  
RATIO OF  
1:216 SQ FT



CARPETED



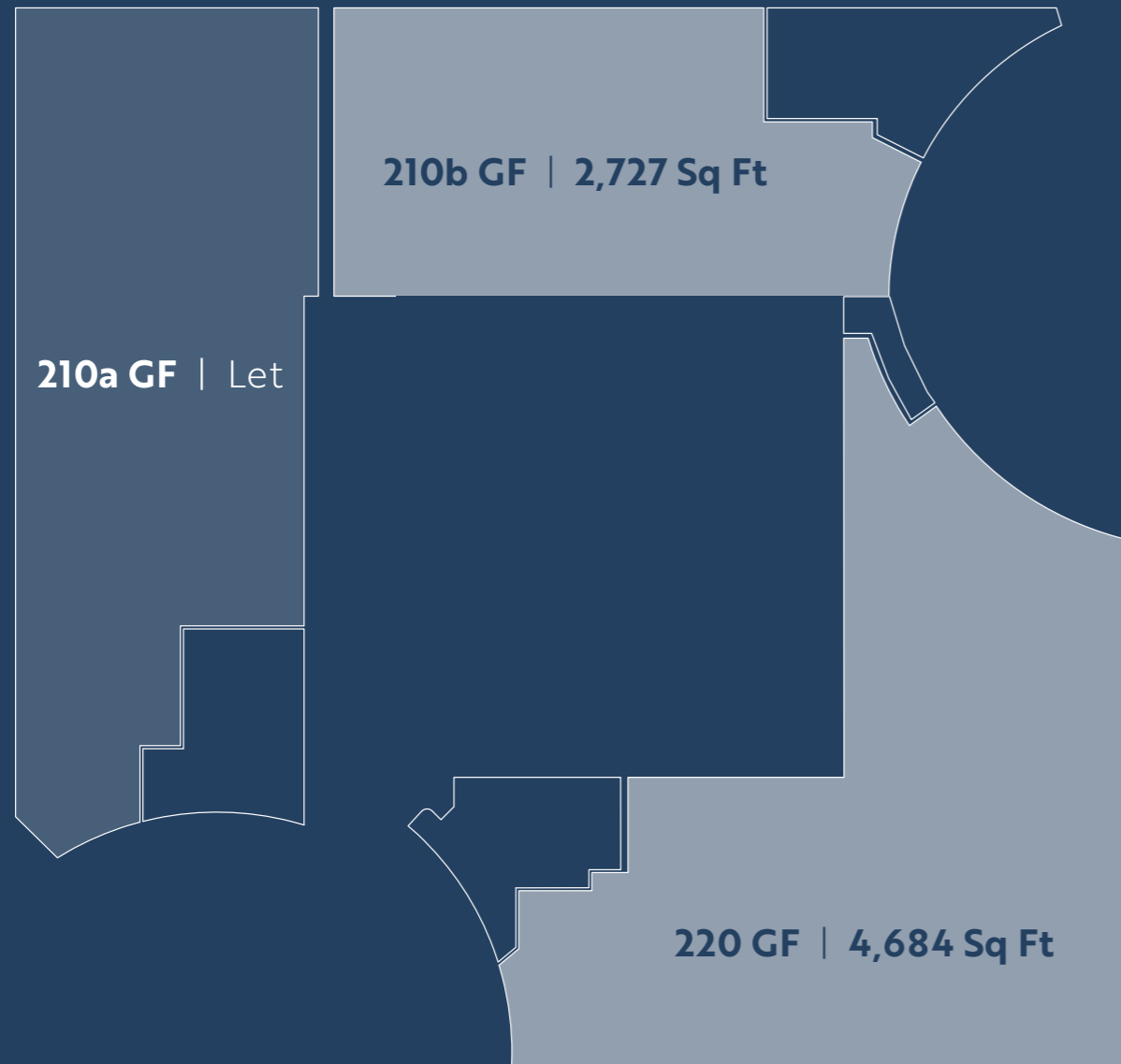
REFURBISHED  
DISABLED, MALE  
AND FEMALE WCS



REFURBISHED  
SHOWER  
FACILITIES



## Ground Floor - 210 + 220



## First Floor - 240



Flexible Floors  
From 2,314 Sq Ft  
to 4,684 Sq Ft

Space	Sq Ft	Car Spaces
210b - Ground Floor	2,727	14
220 - Ground Floor	4,684	25
240a - First Floor	2,314	11

**Tenure**  
New leases direct from  
the landlord.

**EPC**  
EPC rating of B (44) - C (58)



## Wellbeing + Environment



The park offers unrivalled amenities to occupiers including a convenience store, three coffee shops, a hairdresser and a gym together with both a 3 and 4 star hotel.



## Amenities + Benefits



EXTENSIVE  
LANDSCAPING



4 STAR  
HOTEL



GYM



PREMIER BUSINESS  
PARK



PARKLAND  
ENVIRONMENT



HAIRDRESSERS



PARK  
SECURITY



CAFE +  
RESTAURANT



DEDICATED  
FOOTPATHS





## Prominent + Connected

### Drive times from 200 Aztec West

J16 M5	2 mins
Cribbs Causeway	9 mins
Bristol	22 mins
Bath	45 mins
Reading	86 mins
Birmingham	92 mins
London	150 mins



7 MILES TO  
BRISTOL CITY  
CENTRE



1 MILE  
TO M4/M5  
INTERCHANGE



2.8 MILES TO  
BRISTOL PARKWAY  
TRAIN STATION



# 200 AZTEC WEST

BRISTOL

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[jll.co.uk/property](http://jll.co.uk/property)

200AztecWest.co.uk

Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. March 2024

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