/INDURENT



Industrial

UNIT 1280 | 1200 AZTEC WEST

Park Avenue, Bristol, BS32 4SG

UNIT 1280 | 5,544 SQ FT

Industrial Unit with office accommodation

Unit 1280 is ideally suited to a light assembly, manufacturing, or distribution occupier seeking to upsize whilst benefiting from excellent transport connectivity. The property is strategically located with convenient access to major motorway networks and a strong surrounding residential catchment, providing an easily accessible and commutable location for staff. The unit offers a balanced mix of industrial and office accommodation, with quality office space arranged over two floors to support both operational and administrative functions. In addition, the property benefits from a generous allocation of parking spaces, making it particularly well suited to a growing small or medium-sized enterprise seeking flexible and efficient business premises.

Lease Type	New



Unit Summary

- 24 Hour Access
- Well Maintained Estate
- Flexible Space
- Close to Transport
- Car Parking
- WC Facilities

	Per Annum	Per Sq Ft
Rent	£75,700.00	£13.65
Rates	£24,720.00	£4.46
Maintenance Charge	£15,467.76	£2.79
Insurance	£1,108.80	£0.20
Total Cost	£116,996.56	£21.10

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U4P0400070

+44(0) 808 169 7554

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Location

The Park is conveniently located next to Junction 16 of the M5 and just 1 mile from the M4/M5 Interchange giving great access to the national road network.

Road
M5: 1 mile

Airport
Bristol: 18 miles

Rail
Bristol Parkway: 4 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)

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Key Contact



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