

# AZTEC CENTRE

AZTEC WEST, BRISTOL, BS32 4TD



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Located within minutes from the M4/M5 interchange, Aztec Centre has unparalleled access to the South West, the Midlands, London and South Wales. The building's unique and leafy atrium offers a vibrant, café style meeting environment with Italian restaurant/wine bar, hot and cold food shops, convenience store and bank all within the building. Smartly furnished, light and spacious suites with various floor plan configurations are available at flexible terms for immediate occupancy.

## SPECIFICATION/AMENITIES

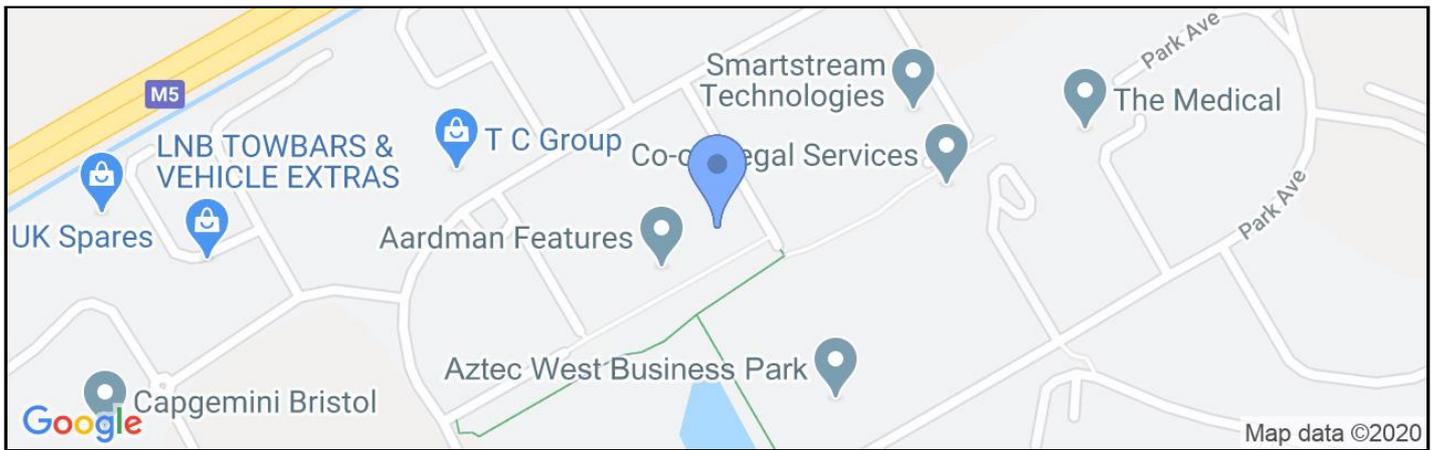
- Cafe with spacious lounge
- PA/Secretarial Support
- Meeting rooms available for hire
- Personalised call answering and voicemail
- Car parking
- 24hr access

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. July 2020