

PROPERTY DETAILS



SUMMARY

LOCATION BRISTOL	WAULT TO EXPIRY 5.29 YEARS
SECTOR OFFICE	WAULT TO BREAK 2.43 YEARS
SIZE 45,199 SQ FT	PRICE £7,000,000
TENURE FREEHOLD	NIY 11.14 %
MULTI-LET 8 TENANTS	TRIPLE NIY 10.92 %
MARKETING RENT £831,426 PER ANNUM	RY LETTING VACANCY 12.59 %
MARKETING RENT £20.71 PER SQ FT	RY 13.02 %
ERV £21.50 PER SQ FT	CAPITAL VALUE £155 PER SQ FT





MORE INFORMATION

LOCATION

Aztec West benefits from its surrounding exceptional transport links, being situated adjacent to Junction 16 of the M5 Motorway, just 1 mile from its interchange with Junction 20 of the M4 Motorway. Spanning over 152 acres, Aztec West is Bristol's largest and most prestigious business park. Providing both office and industrial premises it is the premier out of town location of choice and is home to over 100 companies.

DESCRIPTION

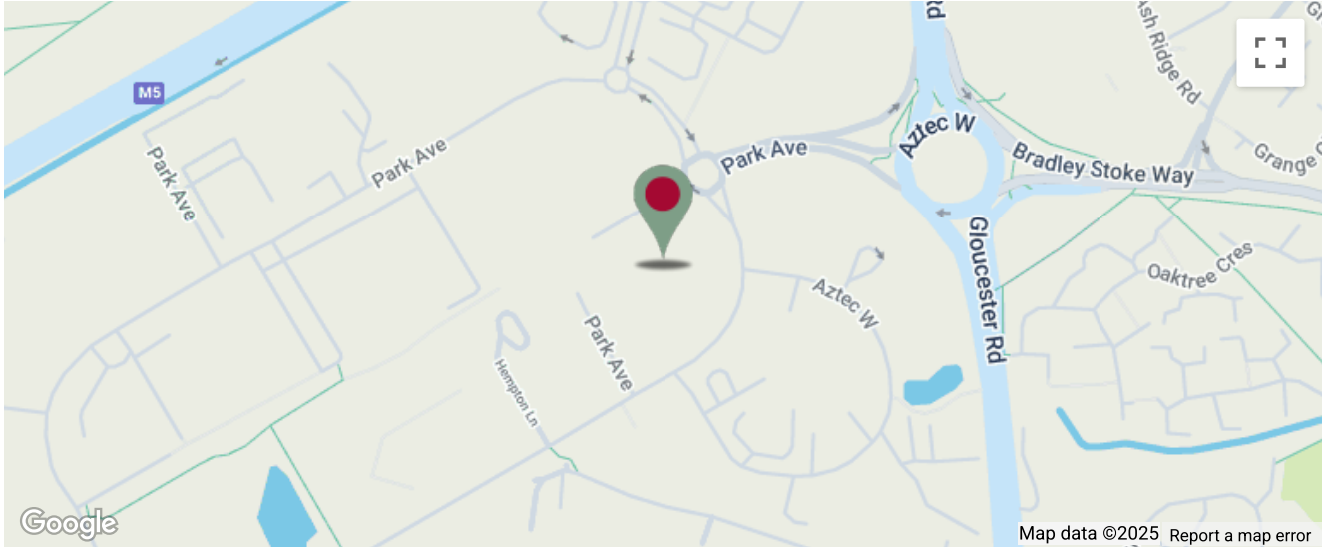
200 Aztec West comprises four imposing two storey, L-shaped buildings arranged in squares, to create attractive central external garden courtyards. The unique landscaped gardens are an outstanding private amenity alongside exceptional car parking ratio and imposing curved facades. The highly flexible accommodation is well suited to cater to a large range of size requirements, offering accommodation from 2,208 to 9,473 sq ft.

TENANCY

200 Aztec West is multi-let to 8 tenants with key occupiers including Davies & Partners, Westspring IT and First Choice. The total marketing rent is £831,426 per annum reflecting a low level of just £20.71 per sq ft overall, compared to an ERV of £21.50 per sq ft. The Average Weighted Unexpired Lease Term is 2.43 years to breaks and 5.29 years to expiries.

MAPS

200 AZTEC WEST




GALLERY




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