



**PRELIMINARY PARTICULARS
HIGH QUALITY OFFICE SUITE
TO LET**

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**THE HUB, 500 PARK AVENUE, AZTEC WEST,
BRISTOL BS32 4RZ
8,632 sqft (802 sqm)**



- High specification
- Full height atrium
- 27 car spaces (1:319 sqft)
- Kitchen & meeting rooms
- On site catering
- Cycle parking & showers



LOCATION

The Hub is located on Aztec West - one of the south west's premier business parks. Access to the motorway network is via Junction 16 of the M5 and Bristol City Centre is located approximately eight miles to the south (accessed via the A38 or M32). Bristol Parkway station is 3 miles away providing services to Bristol, London & Birmingham.

DESCRIPTION

The suite comprises part ground floor of The Hub – a high quality office building constructed in 2009.

The accommodation is accessed via an impressive full height atrium & reception areas and benefits from a fit out including kitchen, meeting rooms, a conference room and comms room.

AMENITIES

- Air conditioning
- Raised floor
- 27 car spaces
- On site catering
- On site bike parking & shower facilities
- High quality fit out
- Full height atrium & reception

LEASE DETAILS

The suite is available by way of a sublease expiring 6 February 2017 at an annual rental of £160,000. Alternatively a new lease from the landlord may be available on terms to be agreed.

ACCOMMODATION

Part ground floor 8,632 sqft (802 sqm)

SERVICE CHARGE

£4.70 per sqft approx..

BUSINESS RATES

We are informed that the current rateable value of the suite is £168,000. Incoming tenants are advised to make their own enquiries in this regard.

EPC

Rated as C (67)

VIEWINGS AND FURTHER INFORMATION

For an appointment to view or for further information please contact either of the below at the sole agent: BNP Paribas Real Estate

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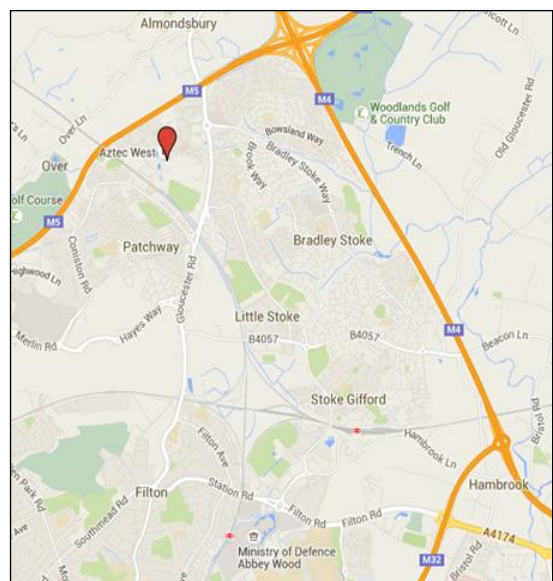
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SUBJECT TO CONTRACT



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