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3,000—80,000 sq ft

state-of-the-art

office headquarters

Stol BS32 4SQ



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he South West's first



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A building
that puts st
wellness and
sustainability
at its core.

1000



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Located on Bristol's premier business park, 1000 Aztec West benefits from a range of amenities including a 4 star hotel, restaurant, cafe, park security, extensive landscaping and park management.



Hilton



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The unique combination of city centre quality design and wellness programmes creates a new benchmark for out of town offices.

1000 Aztec West is focused on creating a working environment that breaks down the barriers of the traditional '9 to 5', challenging tenants to embrace every day as an opportunity to work and think differently.



More
than

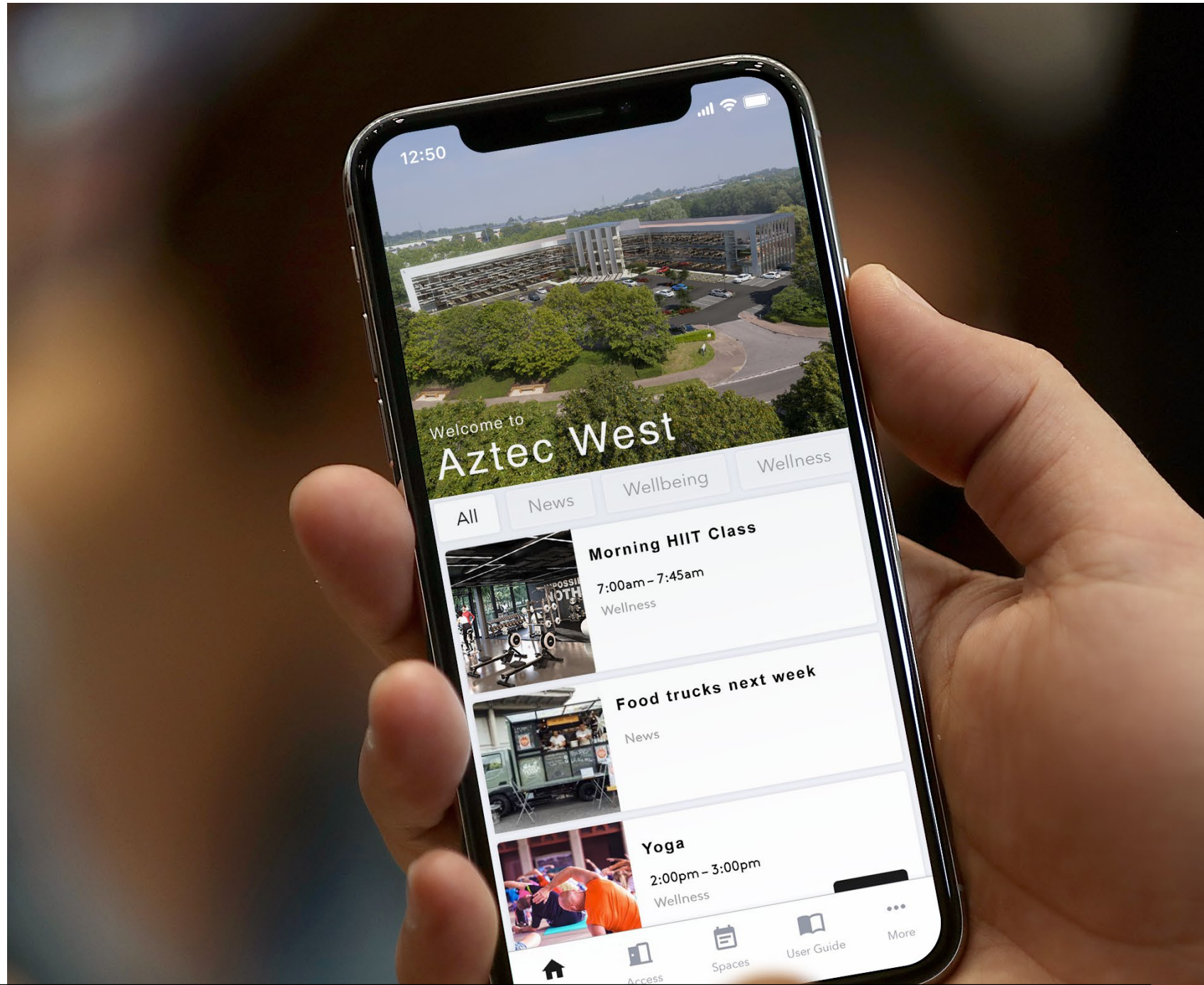




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ztec
fe

ve in building a community
ztec West. Our dedicated
m will curate and deliver a
nme of events and services
an be accessed through our
nity app.





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State
of-the
art





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n office with a fference

ntec West allows
ff to take
age of the lush
ment any time of
en-air terraces
ideal spot for a
g catchup or after-
reakout session





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ed on the edge of
icturesque Aztec Lake,
ts are greeted by
scaped parkland as
as they step outside.
tifully manicured gardens
urage employees to take
ck jog or meandering
on their lunch break.





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Employers
offering wellness
programmes
reported a
66% increase
in productivity

Workplace Wellness Trends 2017, IFE BP





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Amenities for every employee



On-site Cafe



1,300 sq ft Gym and
Wellness Facility



Breakout Space



Mindfulness Areas



Events Calendar



Shower and Changing
Facilities





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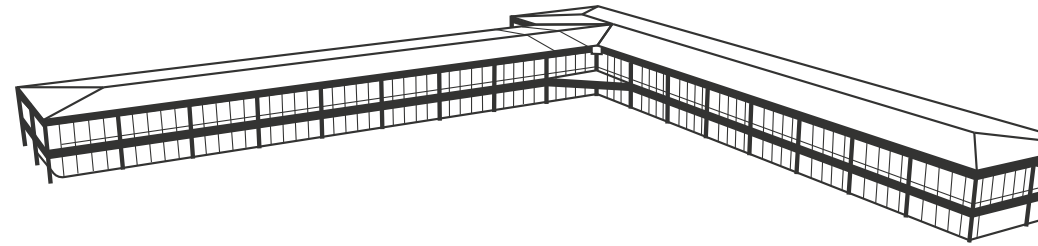


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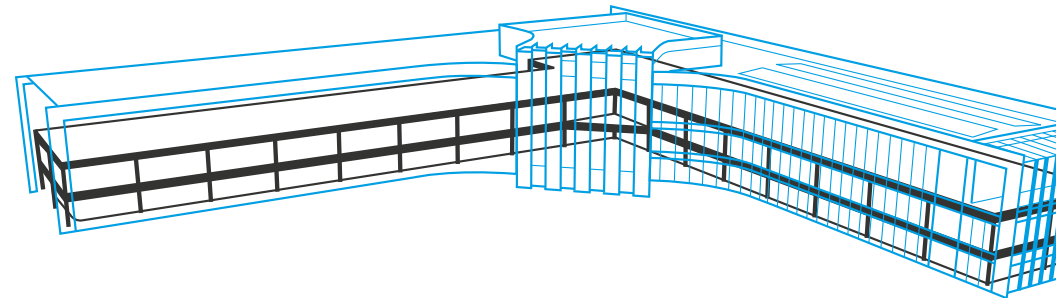
Reduce your carbon footprint

1000 Aztec West leads the way by minimising carbon emissions during construction and its ongoing operation. By using the existing infrastructure of the frame and shell to create a new best in class building. The combination of this embodied carbon saving alongside its net zero in operation performance makes 1000 Aztec West a game changer for out of town office HQs.

Existing building



Existing frame + development



New 1000 Aztec West





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Accommodation Table

	Use	m ²	ft ²
Ground Floor	Office NIA	1992.4	21,446
	Split Option A	1,296.18	13,952
	Split Option B	696.22	7,494
	Amenity	512	5,509
First Floor	Office NIA	2,505.78	26,972
	Split Option A	1,500.29	16,149
	Split Option B	1,005.49	10,823
Second Floor	Office NIA	2,262.65	24,355
	Split Option A	1,340.31	14,427
	Split Option B	922.34	9,928
	Terrace	192	2,056
		7464.83	80,338

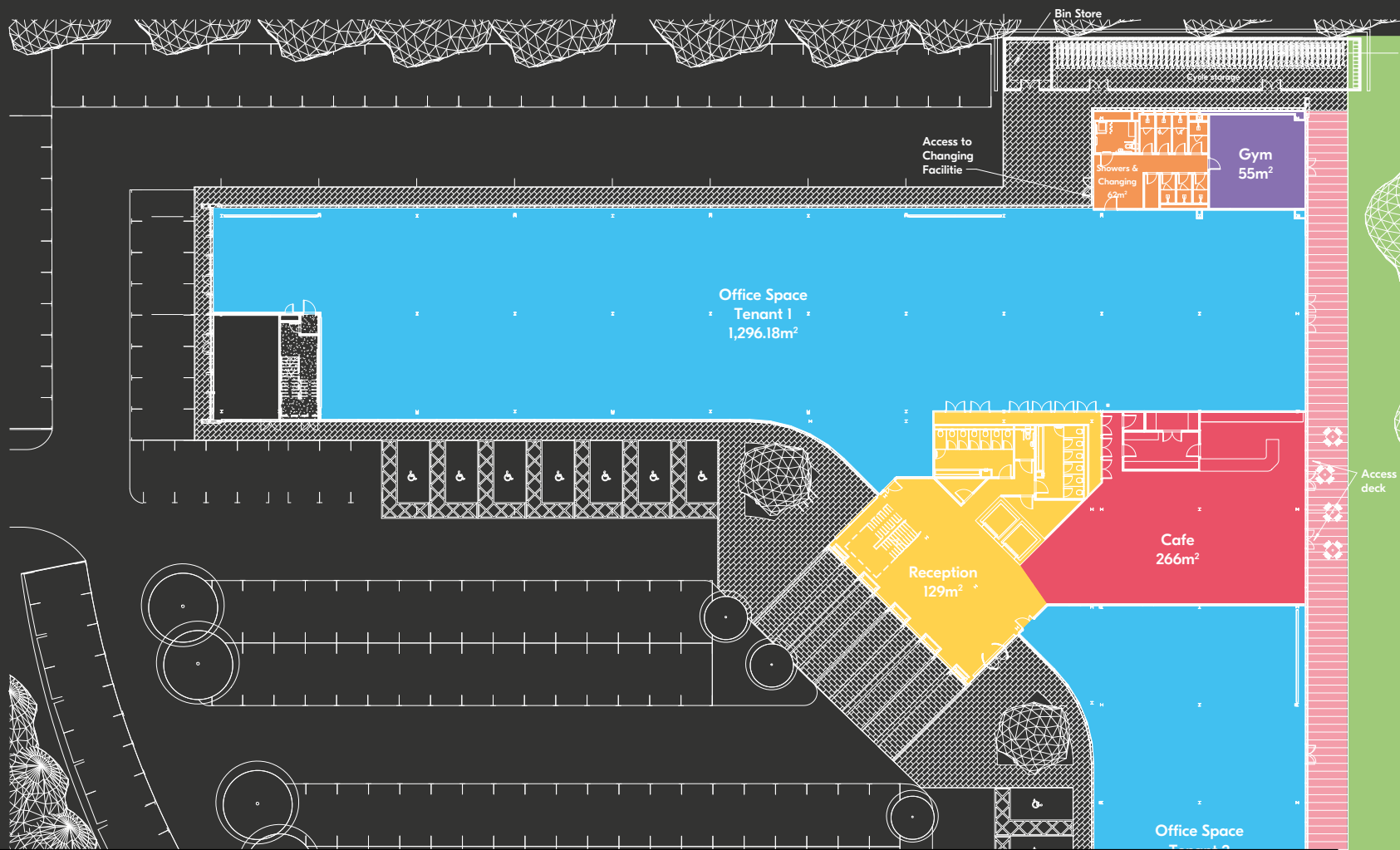




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NIA	1,992.4	21,446
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ption B	696.22	7,494
ty	512	5,509
ice Space		
e		
m		

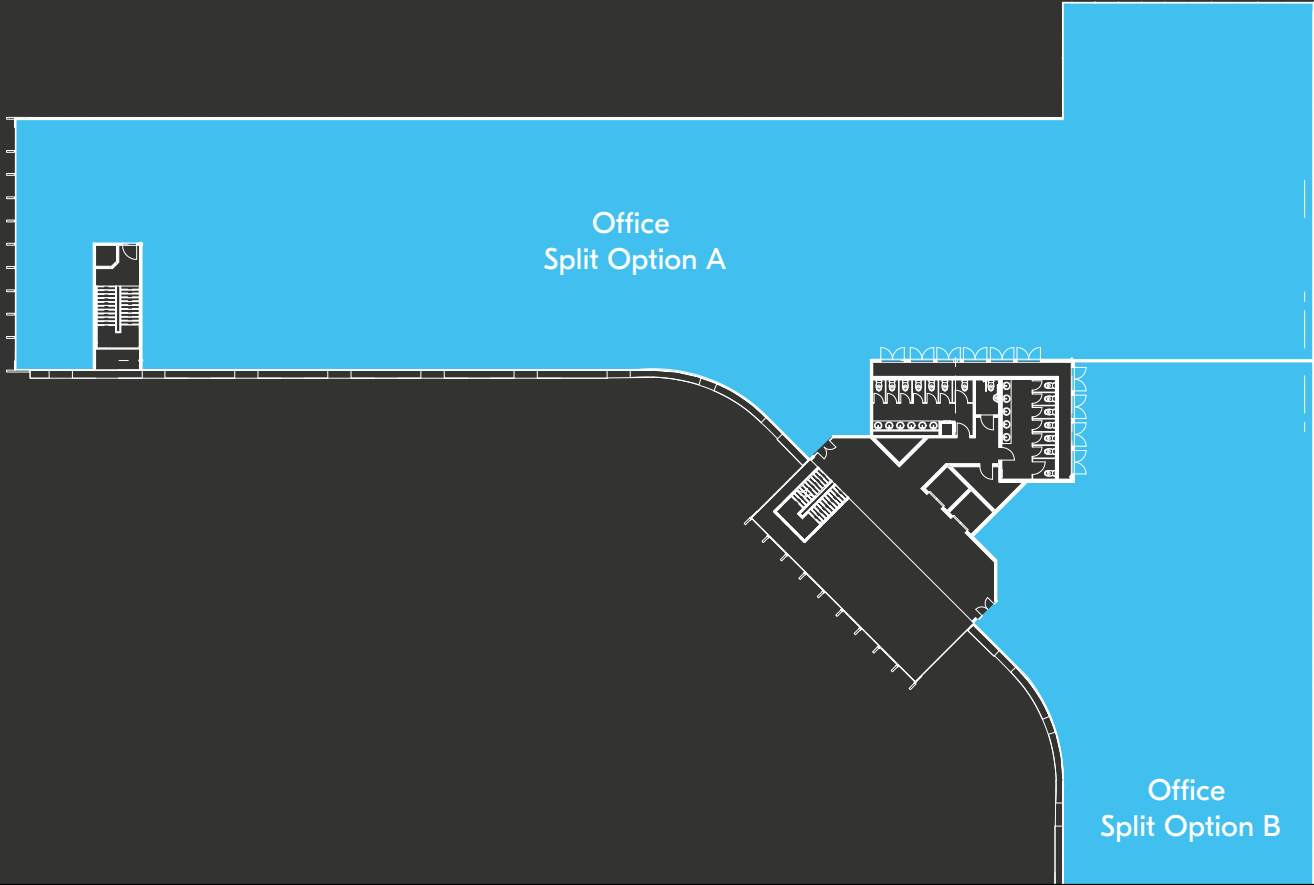




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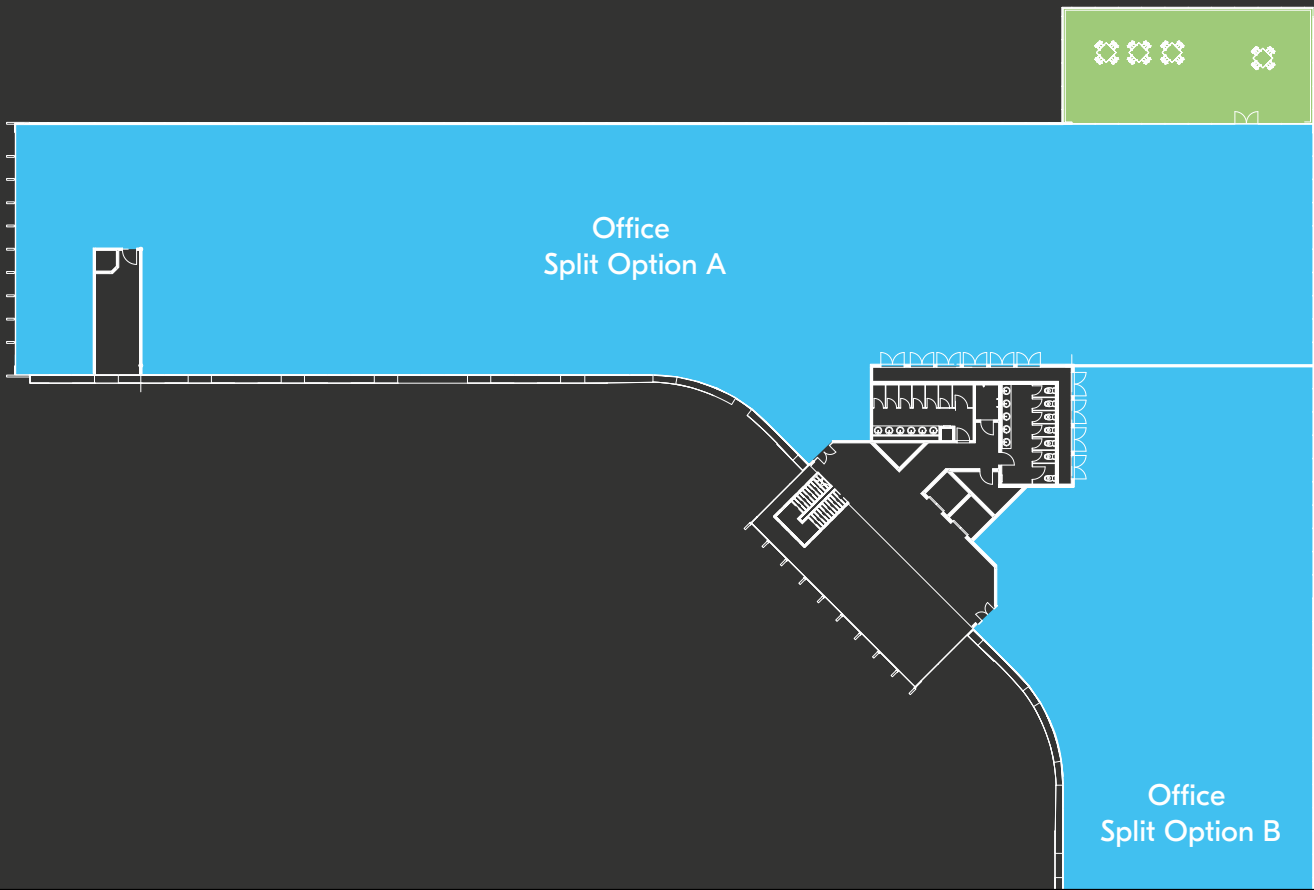




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	m ²	ft ²
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ption B	922.34	9,928
es	192	2,056
ice Space		
aces		





Executive Summary

to deliver Net Zero Carbon in on via UKGBC framework
sq ft office available
ing of A
k with 231 spaces
th lakeside views
e roof terraces
nd wellness facility
tric charging points
terrace with lakeside views
ycle block

INTERNAL OFFICE AREAS

73,000 sq ft of office accommodation.

The office accomodation will be finished to a Category A fit out.

Ground floor
– Floor to ceiling 2550mm, slab-to-slab 3650mm

First and Second floors
– Floor to ceiling 3200mm, slab-to-slab 4000mm

All floors capable of being subdivided into 2 separate tenancies.
Splits of 7,000 to 15,000 sqft achievable

OCCUPANCY LEVELS

1:8 sq m for occupancy
1:6 sq m for escape

STRUCTURAL AND PLANNING GRIDS

7.5m x 7.5m structural grid with column free 3rd floor
Raised floor depth 150mm overall

AIR CONDITIONING

VRF – Each wing or tenanted demise is to be

LIGHTING

Lighting to offices to be achieved via LED luminaires with PIR control.

New external lighting is to be installed to the reconfigured parking areas utilising column mounted LED luminaires complete with photocell and time control.

PARKING

Car parking will be provided externally at ground level 231 car spaces. The building will provide a secure cycle

CHANGING ROOMS AND SHOWERS

8 male & female showers including 1 accessible.
Secure lockers.

FIRE ALARMS

L1 compliant addressable fire alarm system.

SECURITY

Paxton compliant access system is to be provided to cover each access main access doors to the tenanted area.

HD CCTV system is to be installed to cover the land



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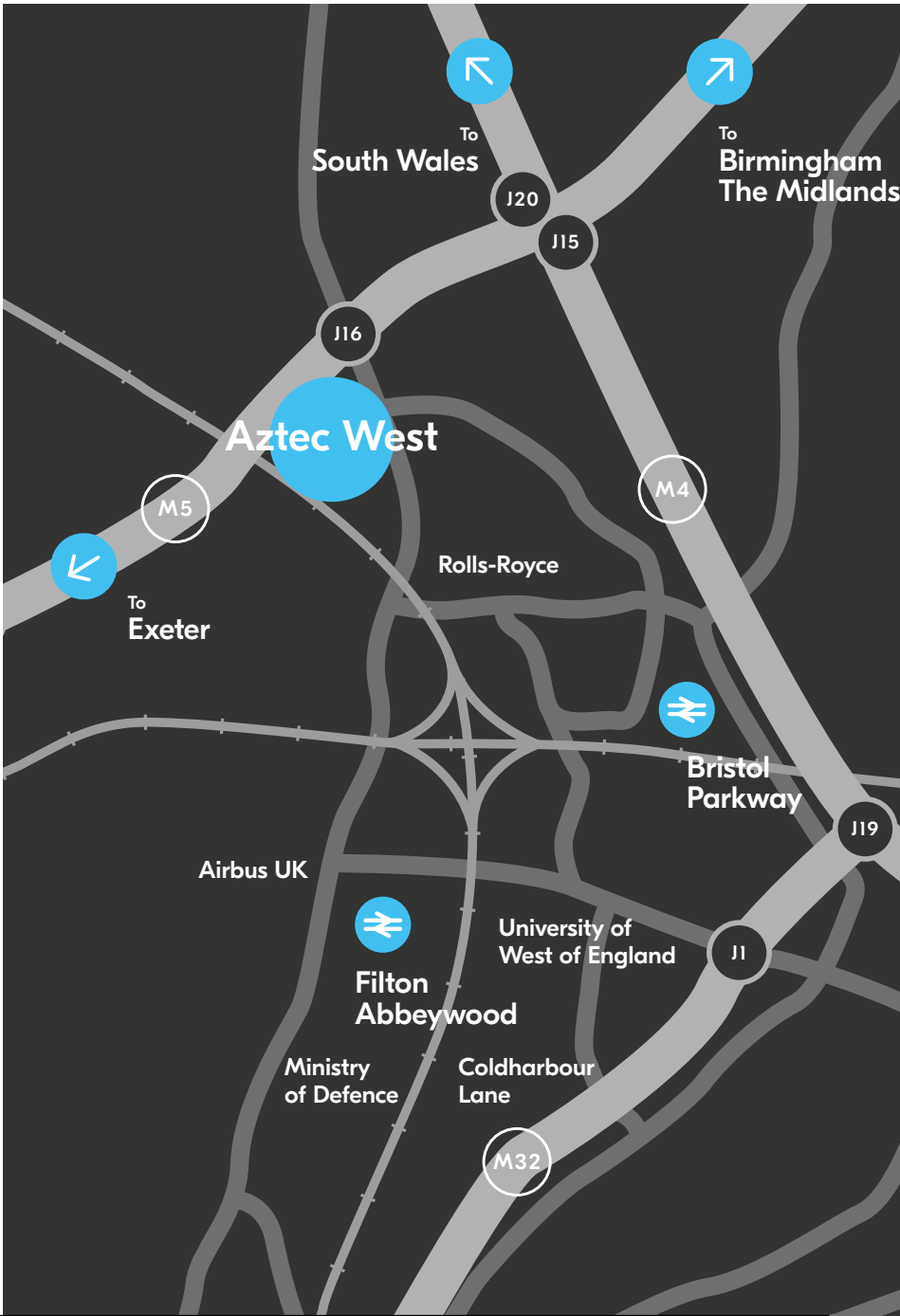
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Aztec West Business
is positioned on
eastern side of
M16 of the
M4 Motorway and
north side of the A38,
approximately 8 miles
north of Bristol
City Centre.

Bristol Parkway railway
station is located
approximately 5
miles away with
regular train service to
London Paddington and
Birmingham area.

		
Cribbs Causeway	9 min	20 min
Bristol	22 min	9 min
Bristol Airport	30 min	1 hr 24 min
Cardiff	50 min	33 min
Bath	45 min	27 min
Exeter	1 hr 20 min	1 hr 9 min
Reading	1 hr 26 min	52 min
Birmingham	1 hr 32 min	1 hr 9 min
Heathrow Airport	1 hr 41 min	2 hr 50 min
London	2 hr 30 min	1 hr 14 min

A new rail timetable came into effect 15 December which
has additional service and shortened train times considerably.





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