

70,000 - 79,000 sq ft
state-of-the-art
office headquarters

Bristol BS32 4SQ

Available 2022

1000
AztecWest

—



CGI Exterior of 1000 Aztec West



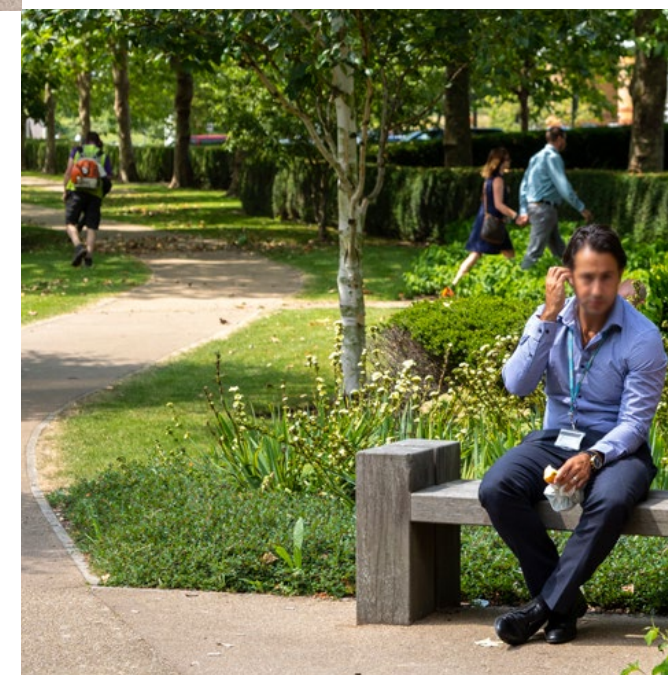
The comprehensive refurbishment of 1000 Aztec West will create a one of a kind 70,000 - 79,000 sq ft headquarters office building.

A building that puts **staff wellness** at its core.

1000 Aztec West will be the **first of its kind.**



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.



Bristol's premier business park


DOUBLETREE
by Hilton™

THE
AZTEC
CENTRE





The unique combination of striking modern 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.



Indicative CGI

More than the 9 to 5

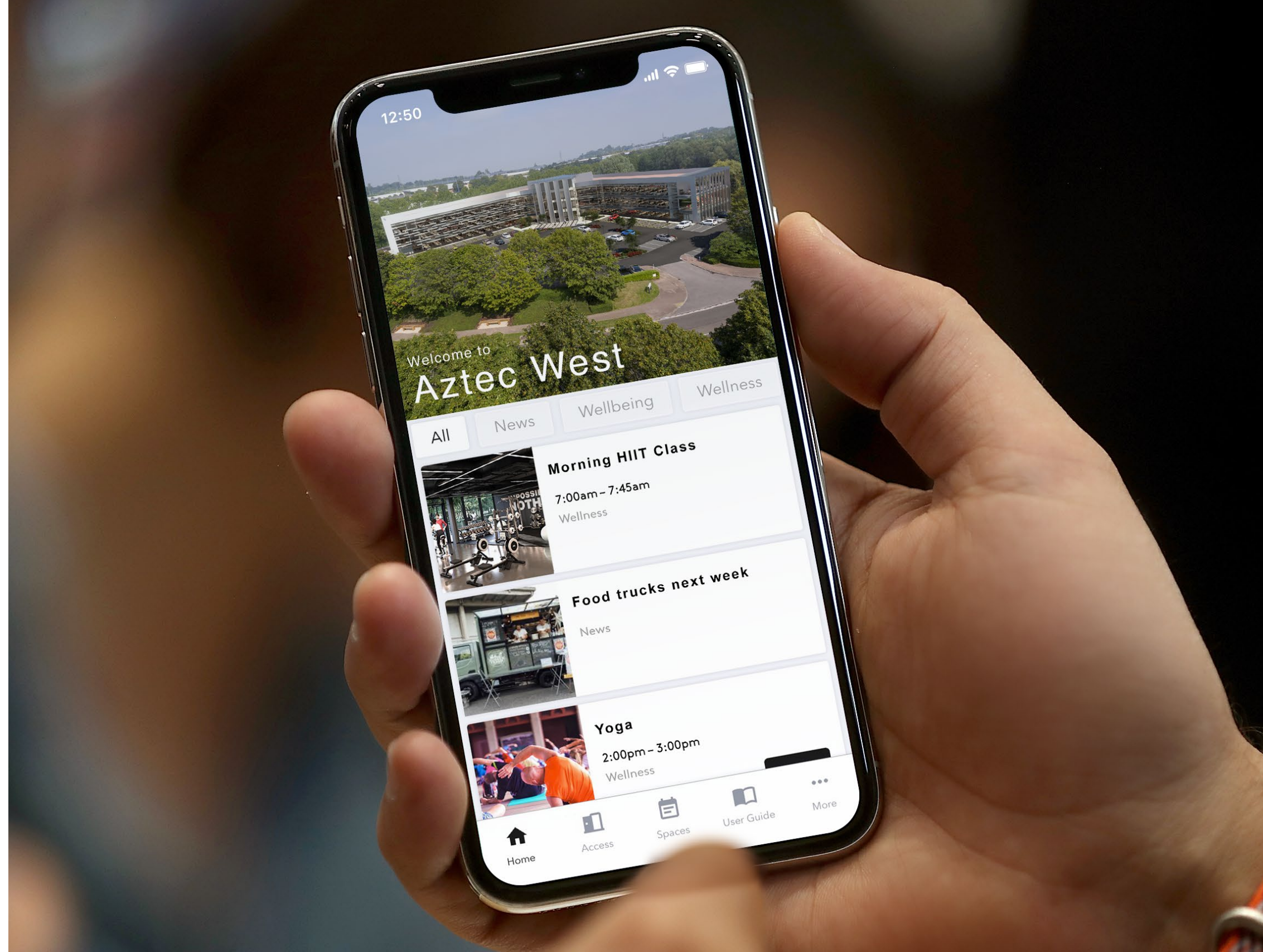
Company culture



Indicative CGI

Aztec Life

We believe in building a community within Aztec West. Our dedicated Life Team will curate and deliver a programme of events and services which can be accessed through our community app.



CEG was awarded **Property Week's National Property Wellbeing Award** in 2018



An office with a difference

1000 Aztec West allows your staff to take advantage of the lush environment any time of day. Open-air terraces are the ideal spot for a morning catchup or after-lunch breakout session.





Situated on the edge of the picturesque Aztec Lake, tenants are greeted by landscaped parkland as soon as they step outside. Beautifully manicured gardens encourage employees to take a quick jog or meandering stroll on their lunch break.



A breath of fresh air

Lakeside views, every day



Employers offering wellness programmes reported a 66% increase in productivity.

Workplace Wellness Trends 2017, IFEBP

The 3,000 sq ft gym and wellness facility is the heartbeat of the building. Daily gym and yoga classes ensure the tenants can maximise their productivity throughout the year.



Amenities for every employee

1000 Aztec West offers a multitude of amenities designed to maximise its tenants' productivity and overall wellness.



On-site Cafe



3,000 sq ft Gym and
Wellness Facility



Coworking Space



Mindfulness Areas



Events Calendar



Shower and Changing
Facilities



Lakeside Location



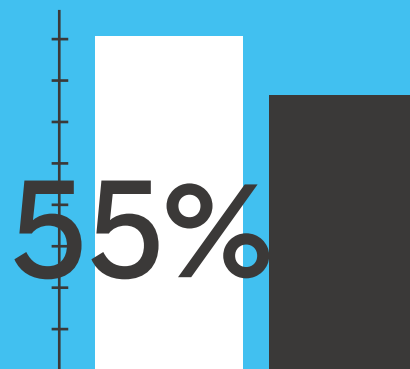
Roof and Lakeside
Terraces



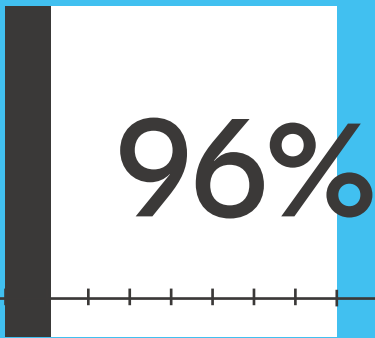
Cycle Storage



Stats on employee wellness



of workers who feel their employer cares about their well-being want to stay at their company for 10 years or more.¹

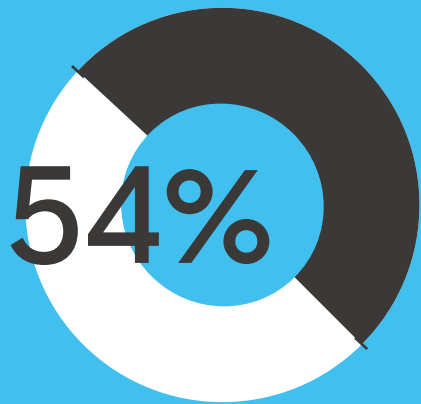


of employees more likely to have increased productivity loss when facing difficulty exercising during the day.²

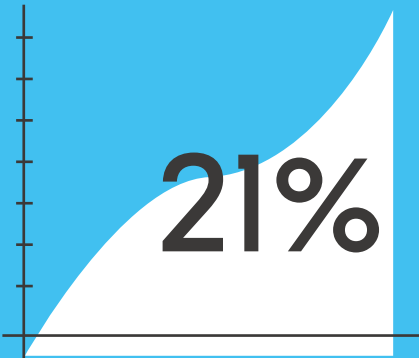
Aztec ergonomics

(az-tek ur-guh-nom-iks) noun

A working environment that maximises people's efficiency



of professionals' career choices are motivated by seeking a healthy work/life balance.³



greater profitability among highly engaged teams⁴

¹ Guardian Workplace Benefits Study, 2017

² Population Health Management, 2019

³ The Execu | Search Group, 2018

⁴ Gallup, 2017



Executive Summary

Available 2022
70,000 sq ft office available
EPC rating of A
Car park with 231 spaces
Cafe with lakeside views
2 private roof terraces
Gym and wellness facility
20 electric charging points
Public terrace with lakeside views
118 Cycle Spaces
Showers and changing facilities
Cycle Score Platinum

INTERNAL OFFICE AREAS

Potential to increase office accommodation to 79,000sq ft.

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

Ground floor
- Floor to ceiling 2600mm, 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 12,000 sqft achievable

OCCUPANCY LEVELS

1:8 for occupancy
1:6 for escape

FLOOR LOADINGS

Office area 2.5 + 1.0 partitions
Communal areas 3.5 + 1.0 partitions

STRUCTURAL AND PLANNING GRIDS

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

AIR CONDITIONING

VRF - Each wing or tenanted demise is to be provided with an independent VRF system.

WIREDSCORE | CONNECTIVITY

1000 Aztec West currently has an excellent connectivity rating and will be targeting a Platinum Wired Certification.

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, with 231 car spaces. The building will provide 118 cycle spaces, achieving Cycle Score **Platinum**.

CHANGING ROOMS AND SHOWERS

8 male showers, 8 female showers and 1 accessible.
2 male WC, 2 female WC and 1 accessible WC.
54 male lockers, 54 female lockers, 1 accessible locker.
48 external cycle store lockers.

FIRE ALARMS

LI 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 landlord areas including the external facade and carpark areas.

BREEAM AND EPC

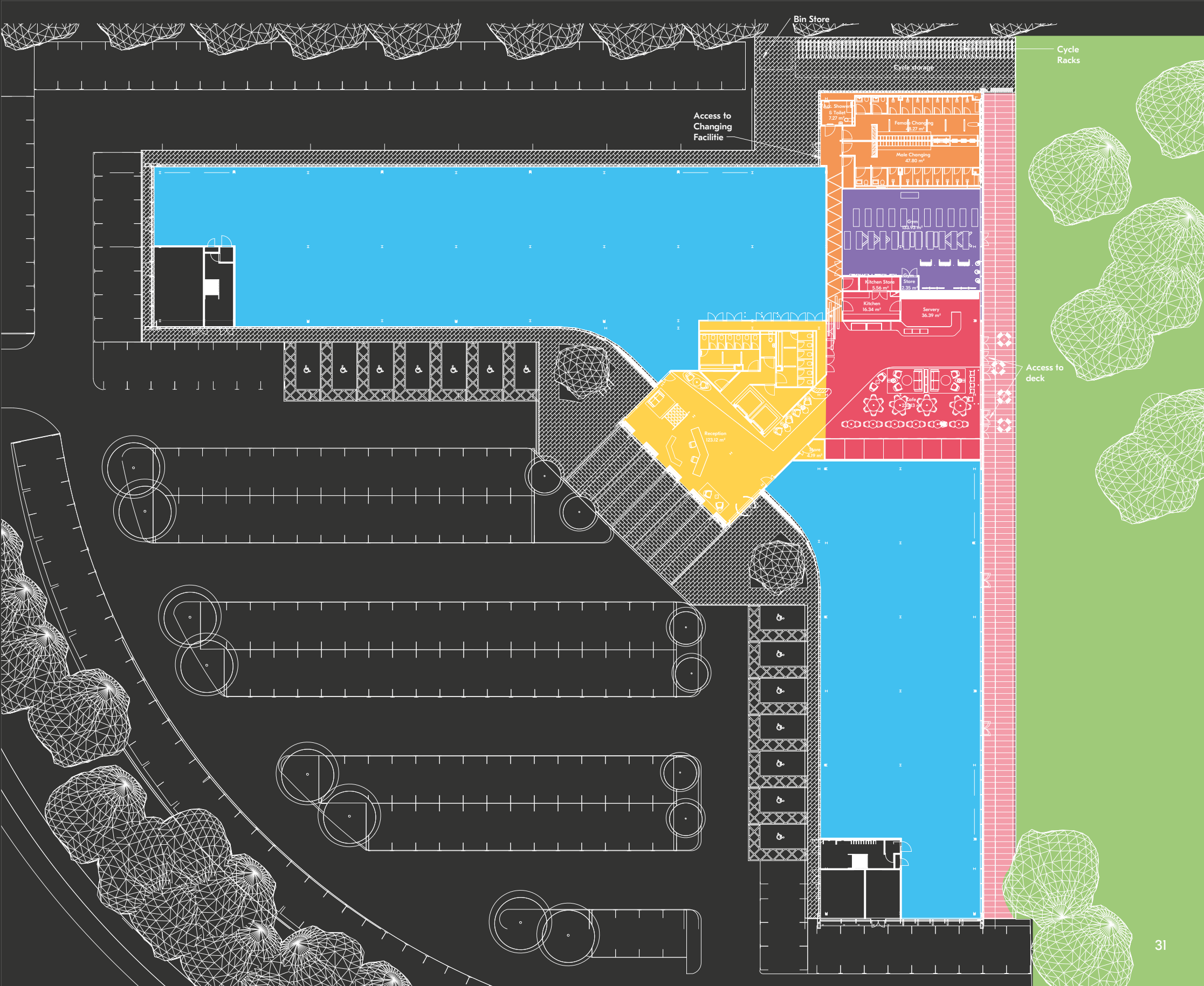
Sustainability is at the heart of 1000 Aztec West, targeting a BREEAM rating of Very Good and EPC rating of A.

WELL READY

Aztec West will be working to achieve the highest principles of WELL accreditation.

Ground Floor

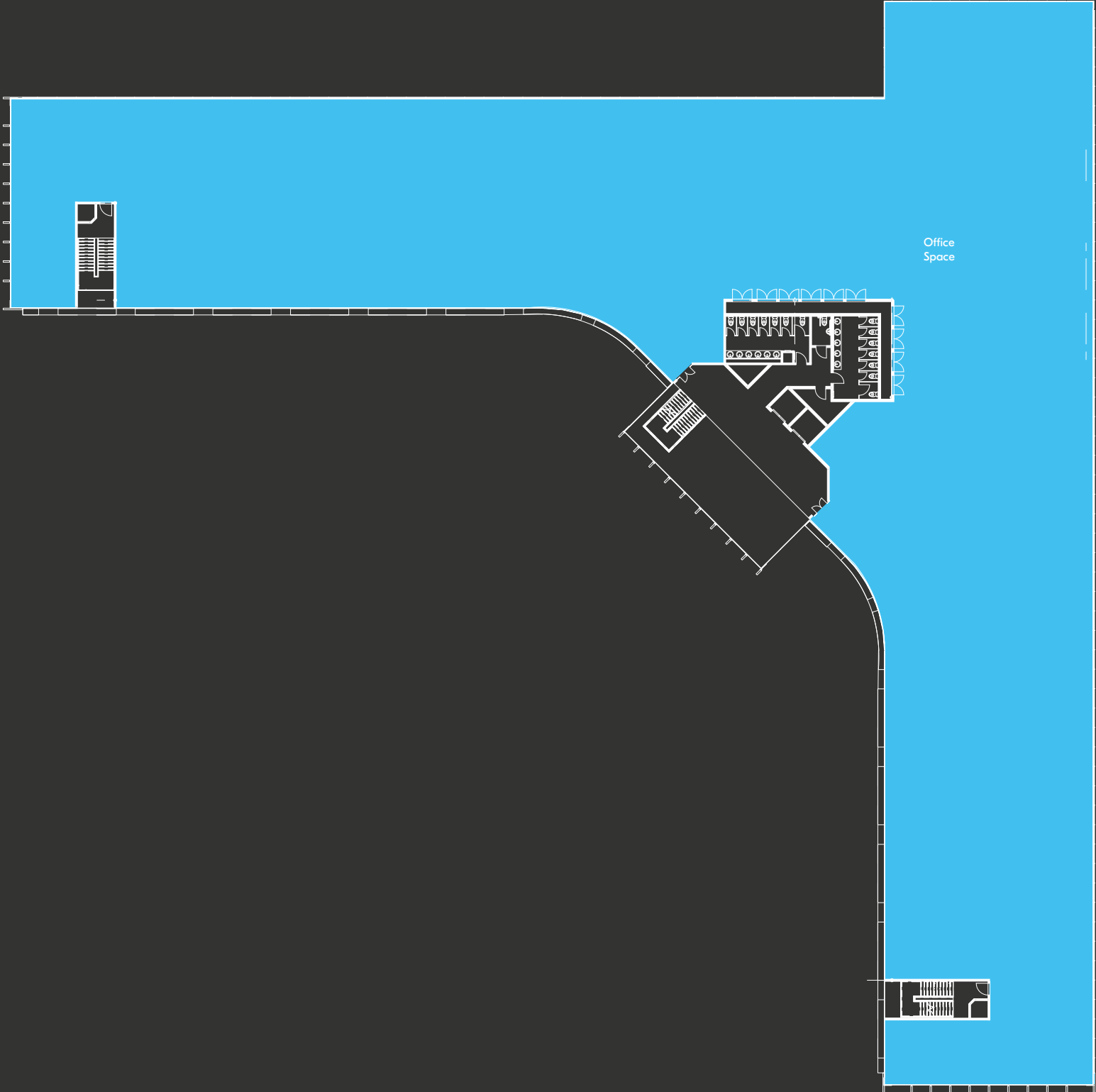
Office NIA	1,772 m ²	19,072 ft ²
Amenity	593 m ²	6,383 ft ²
● Reception		
● Cafe		
● Terrace		
● Shower Facilities		
● Office Space		
● Gym		
● Park & lakeside		



First Floor

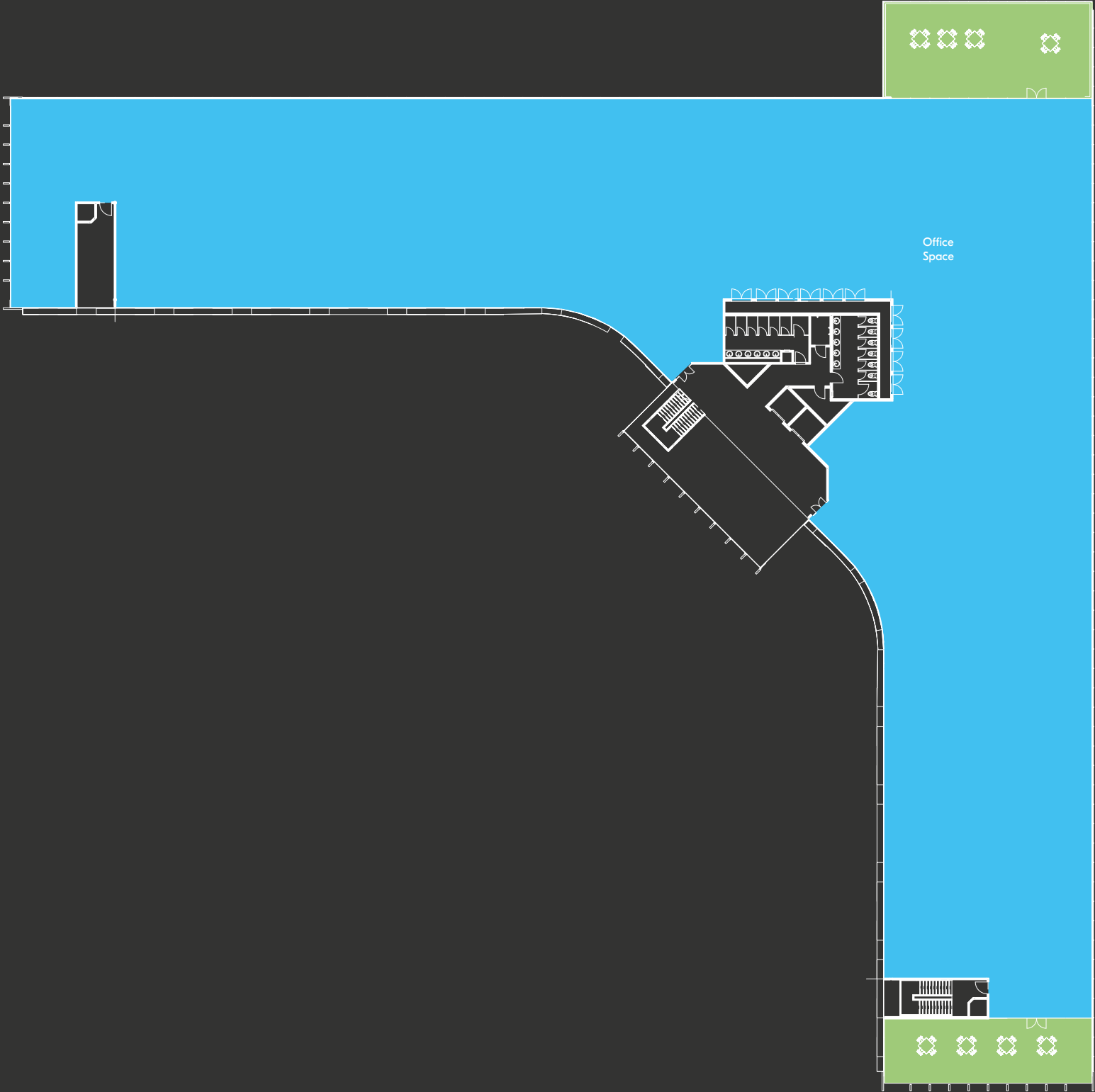
Office NIA 2,470 m² 26,583 ft²

● Office Space



Second Floor

Office NIA	2,267 m ²	24,400 ft ²
Terraces	192 m ²	2,006 ft ²
● Office Space		
● Terraces		





From
South Wales



From
Gloucester



From
Bristol



From
Avonmouth

1000
AztecWest

Occupiers

- 1 EE
- 2 St James Place
Wealth Management
- 3 Regus
- 4 Bellway Homes
- 5 Allianz
- 6 Liverpool Victoria
- 7 CGI

- 8 GE
- 9 Edvance
- 10 Broadcom
- 11 Aardman
- 12 Alcatel Lucent
- 13 Taylor Wimpey
- 14 Highways Agency
- 15 Atkins

Amenities

- 16 Hilton Hotel
- 17 Aztec Hotel & Spa
- 18 The Lodge on the Park
& Starbucks
- 19 Aztec Centre

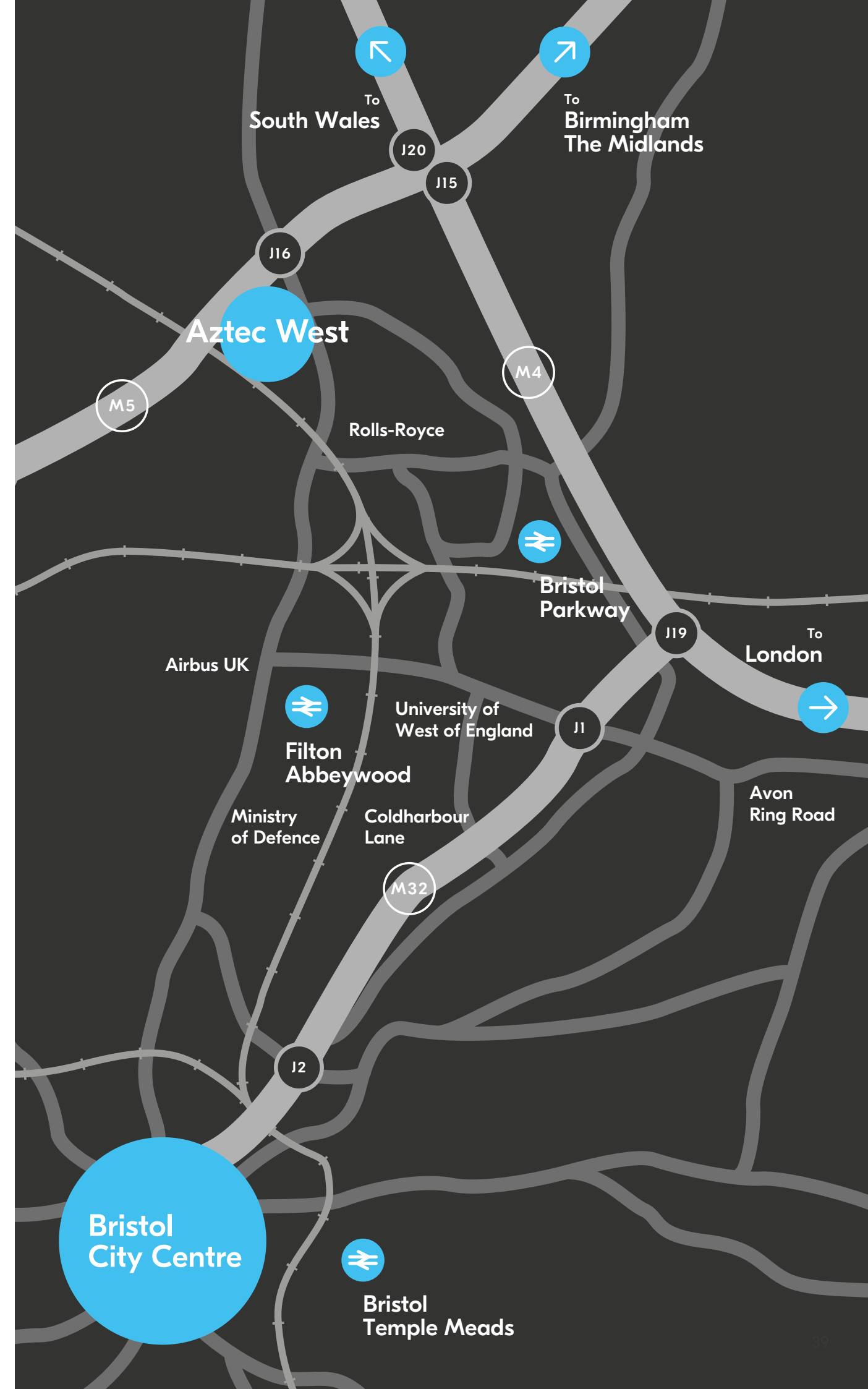
Aztec West Business Park is positioned on the eastern side of Junction 16 of the M5 Motorway and western side of the A38, approximately 8 miles north of Bristol City Centre.

Bristol Parkway railway station is located 2.8 miles away with regular train service to London Paddington and surrounding 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.

Connected to Bristol and beyond





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