

73,000—80,000 sq ft
state-of-the-art
office headquarters

Bristol BS32 4SQ

Arriving
Summer 2023

10000
AztecWest
—



The South West's first Net Zero Carbon out of town office HQ

CGI Exterior of 1000 Aztec West



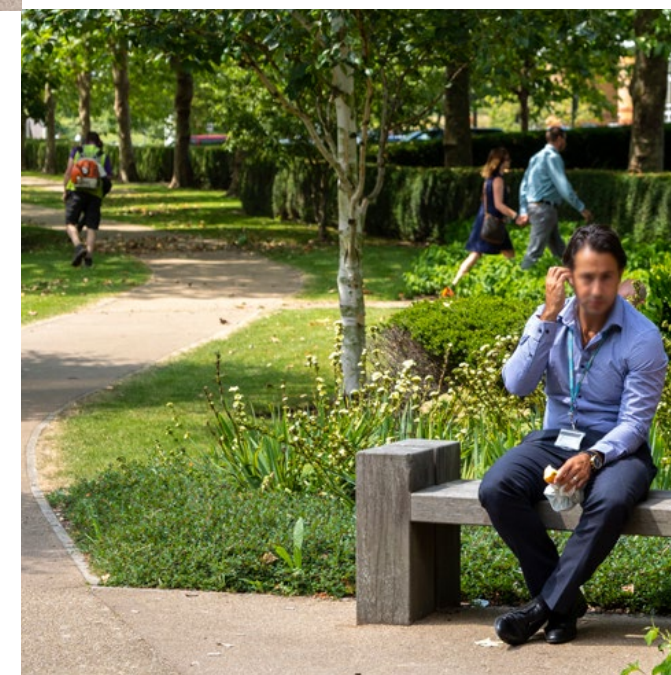
The comprehensive refurbishment of 1000 Aztec West will create a one of a kind net zero carbon 73,000 — 80,000 sq ft headquarters office building.

A building that puts staff **wellness and sustainability** 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 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.



Indicative CGI

More than the '9 to 5'

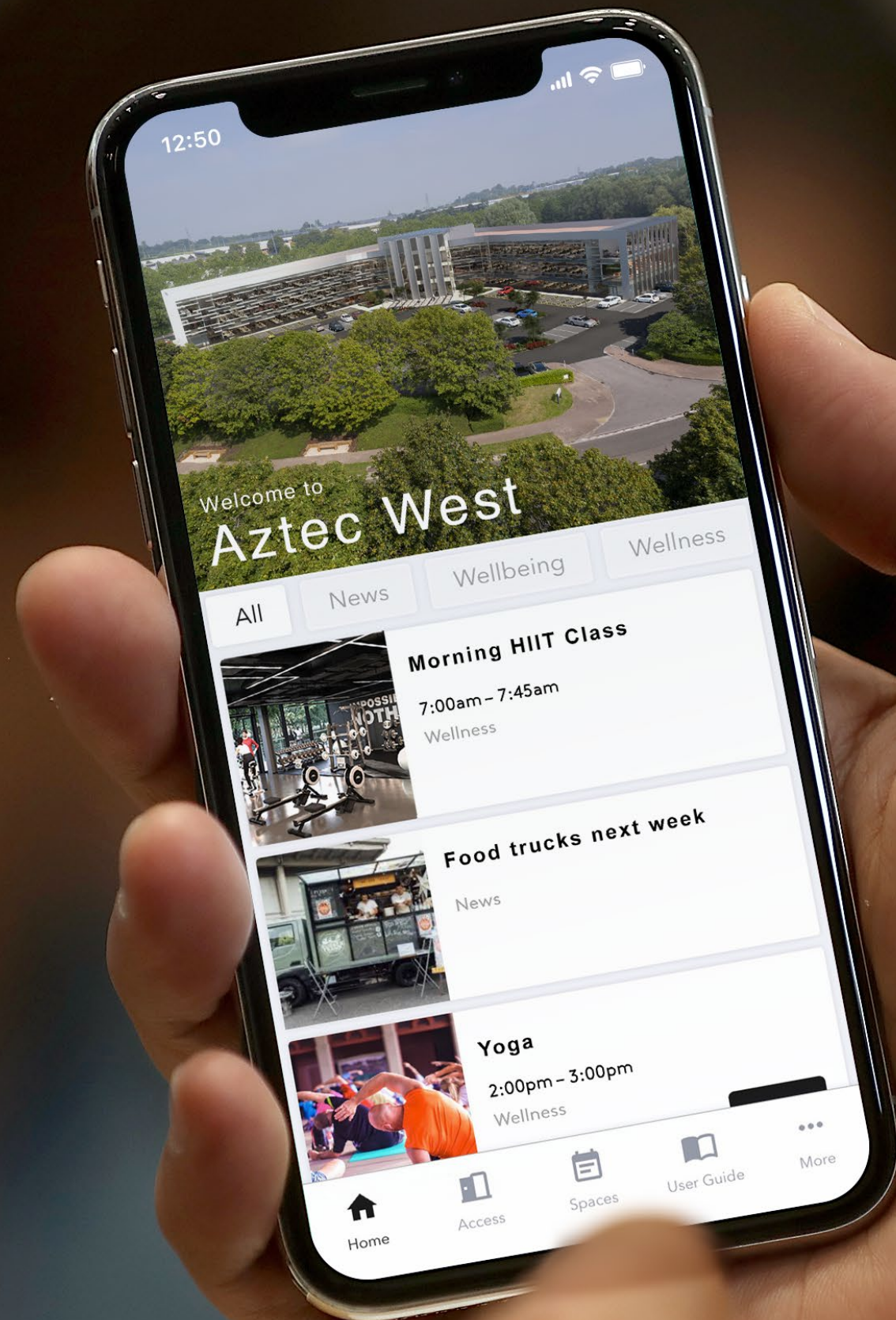
Company culture



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.





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 1,300 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

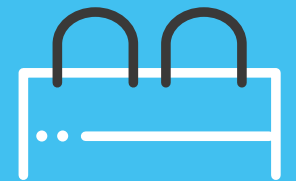
1000 Aztec West offers a multitude of amenities designed to maximise its tenants' productivity and overall wellness.



On-site Cafe



1,300 sq ft Gym and
Wellness Facility



Breakout Space



Mindfulness Areas



Events Calendar



Shower and Changing
Facilities



Lakeside Location



Roof and Lakeside
Terraces



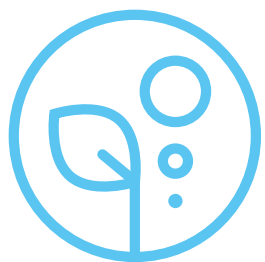
Cycle Storage



Aztec Lake

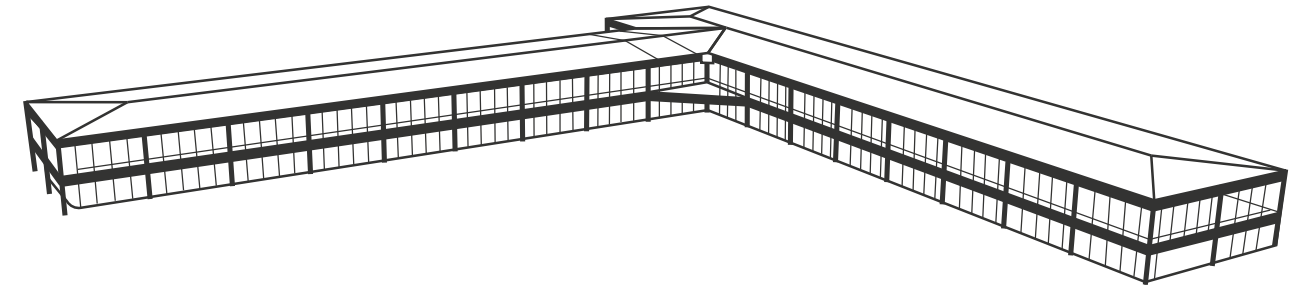
Reduce your carbon footprint

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.

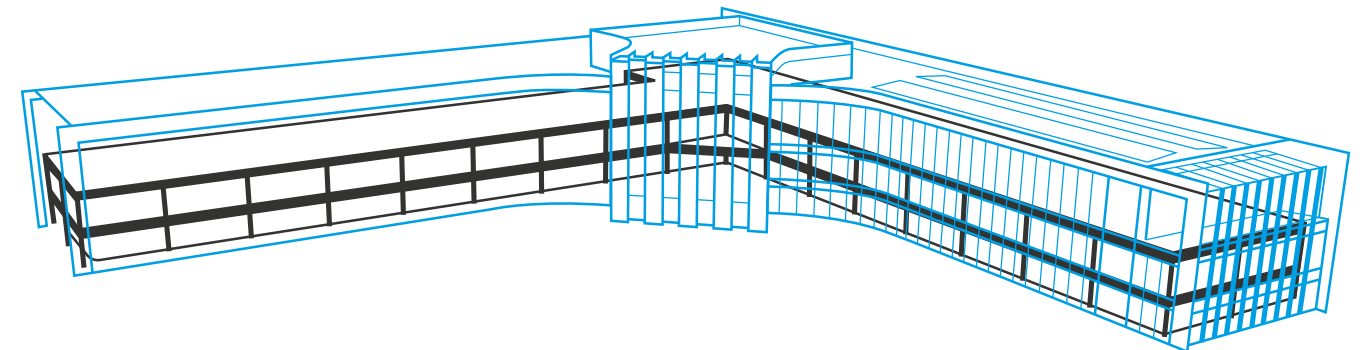


Commit to deliver
Net Zero Carbon in
Operation via UKGBC
framework

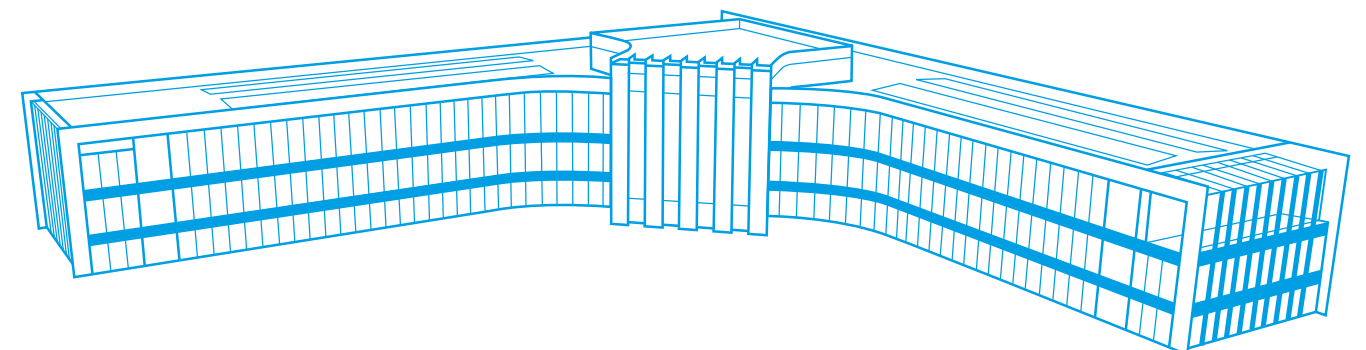
Existing building



Existing frame + development



New 1000 Aztec West



Accomodation Table

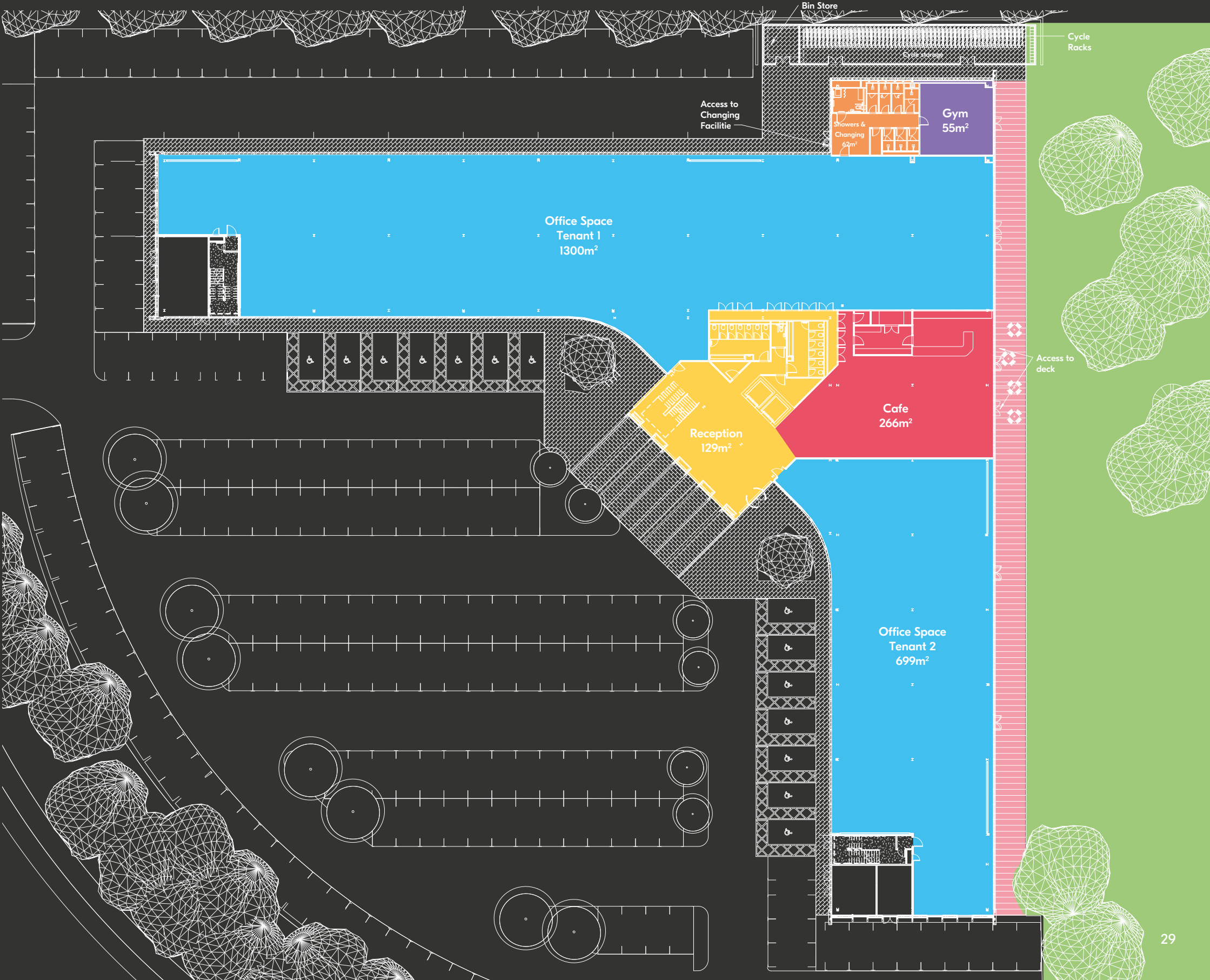
Level	Use	m ²	ft ²
Ground Floor	Office NIA	2,000	21,524
	Split option A	1,300	13,996
	Split Option B	699	7,524
	Amenity	512	5,509
First Floor	Office NIA	2,470	26,588
	Split option A	1,464	15,764
	Split Option B	1,005	10,823
Second Floor	Office NIA	2,267	24,400
	Split option A	1,344	14,472
	Split Option B	922	9,928
	Terrace	192	2,056
Total		7,441	80,077



Ground Floor

Office NIA	2,000 m ²	21,524 ft ²
Split Option A	1,300 m ²	13,996 ft ²
Split Option B	699 m ²	7,524 ft ²
Amenity	512 m ²	5,509 ft ²

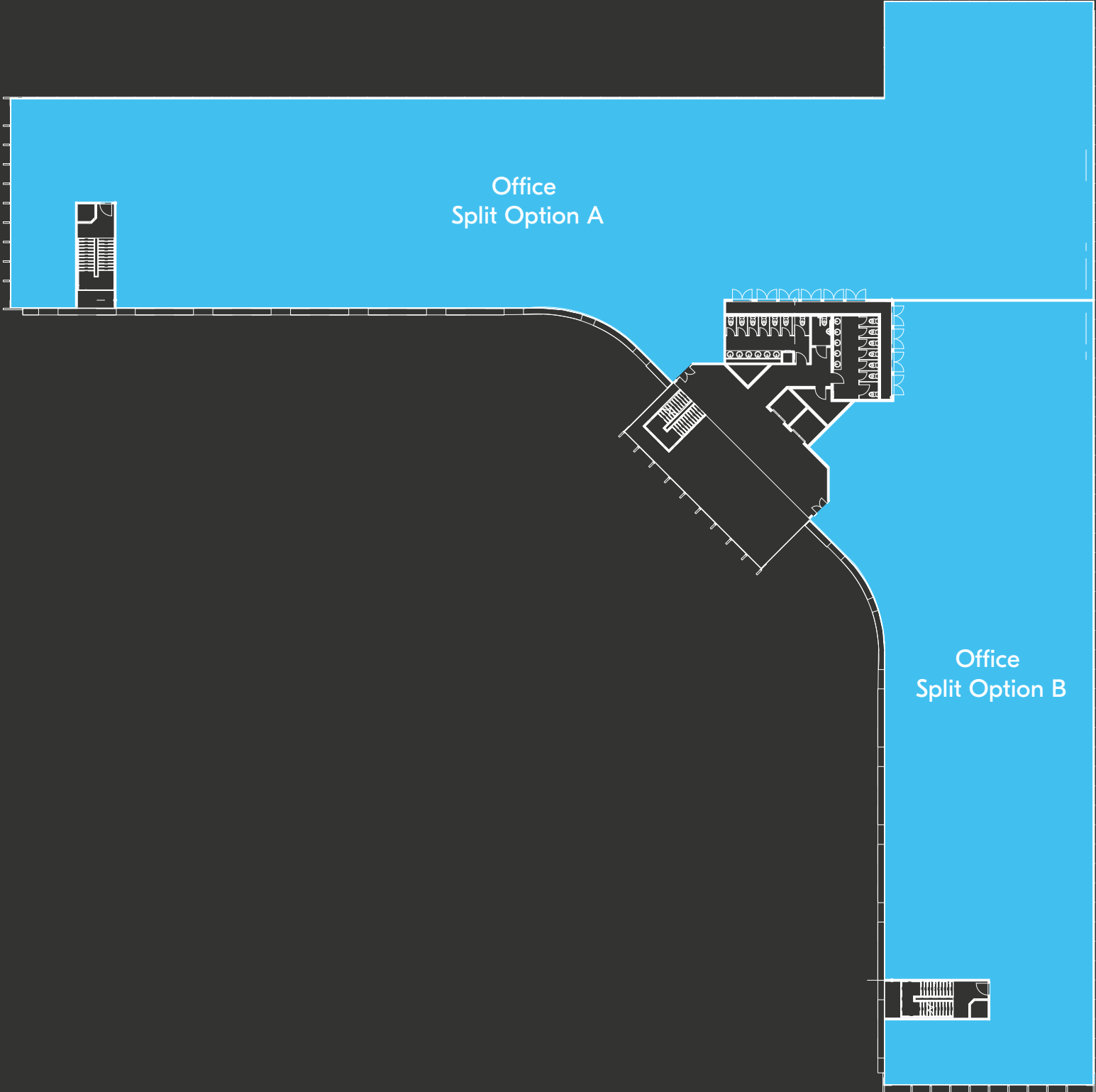
- Reception
- Café
- Terrace
- Shower Facilities
- Office Space
- Gym
- Park & lakeside



First Floor

Office NIA	2,470 m ²	26,588 ft ²
Split Option A	1,464 m ²	15,764 ft ²
Split Option B	1,005 m ²	10,823 ft ²

Office Space

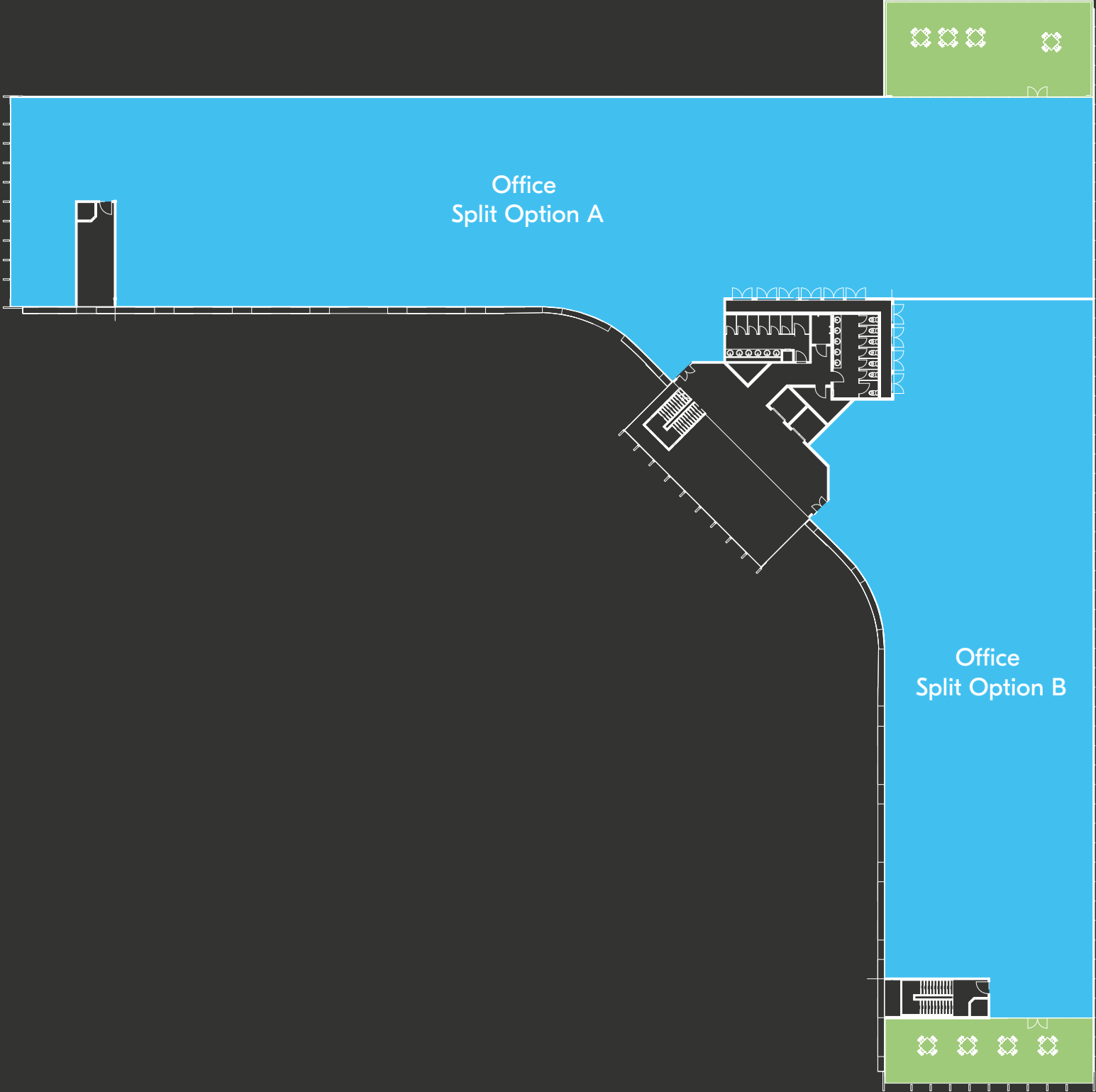


Second Floor

Office NIA	2,267 m ²	24,400 ft ²
Split Option A	1,344 m ²	14,472 ft ²
Split Option B	922 m ²	9,928 ft ²
Terraces	192 m ²	2,056 ft ²

● Office Space

● Terraces



Executive Summary

Available 2023
Commit to deliver Net Zero Carbon in Operation via UKGBC framework
73,000 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
40 electric charging points
Public terrace with lakeside views
Secure cycle block
Showers and changing facilities

INTERNAL OFFICE AREAS

Potential to increase office accommodation to 80,000sq 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 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 provided with an independent VRF system.

WIREScore | CONNECTIVITY

1000 Aztec West currently has an excellent connectivity rating and will be achieving 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 a secure cycle block.

CHANGING ROOMS AND SHOWERS

8 male & female showers including 1 accessible.
Secure 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, BREEAM rating of Excellent and EPC rating of A.

NET ZERO IN OPERATION

Commit to deliver Net Zero Carbon in Operation via UKGBC framework.



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 | LV |
| 7 | CGI |

- | | |
|----|-------------------|
| 8 | GE |
| 9 | Edvance |
| 10 | Broadcom |
| 11 | Aardman |
| 12 | Nokia |
| 13 | Taylor Wimpey |
| 14 | National Highways |
| 15 | Atkins |

Amenities

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

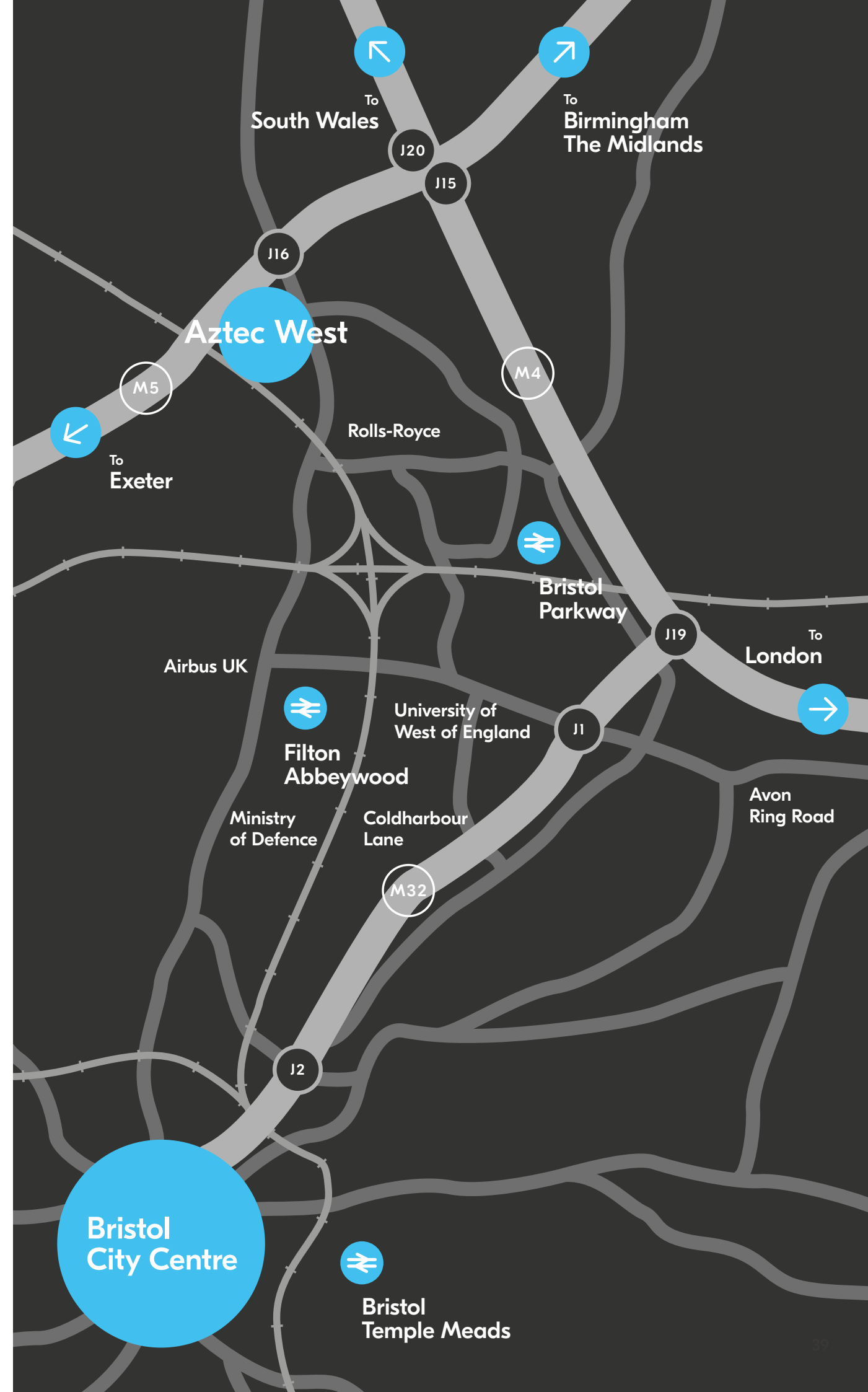
Aztec West Business Park is positioned on the eastern side of Junction 16 of the M5 Motorway and western side of the A38, approximately 8 miles north of Bristol City Centre.

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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