

Media Production Campus

Flexible Serviced Production Studio And Support Space

Units 1460/1479 (Studio 4) & 1480/1489 (Studio 5)

Aztec West

Almondsbury

Bristol

BS32 4RF

7,902 sq ft – 16,576 sq ft (734.12 sq m – 1,539.96 sq m)



Location

The building is located within the well established Aztec West Business Park. The property is located close to the A38 junction with the A4174 Avon Ring Road which provides swift access to the M32, M4 and M5 motorways, Bristol Parkway railway station and University of the West of England.

M4



1 mile Northeast

M5



1 mile Northeast

Bristol Parkway



3 miles

Bristol Airport



18 miles



Aerial



Accommodation

Offer

Our clients have a range of potential opportunities within its Aztec West location.

The extensive Studio facilities have spare space capacity for Media Production on flexible terms available around Aardman production requirements.

Description

The buildings comprise 2 fully fitted film/media production spaces with dedicated car parking to the front of the units.

Detailed areas and technical detail of available services available upon request

Services

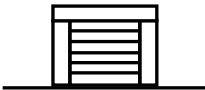
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Units 1460 – 1479 (Studio 4)	7,902	734.12
Units 1480 – 1489 (Studio 5)	8,677	806.11
TOTAL	16,576	1,539.96



Eaves height
Circ. 6M

Surface level
loading



Office content



Onsite
parking



Power



Site Canteen



WC facilities



Planning | Rates | EPC | Terms

Planning

An occupier should make their own enquiries to the Planning Department of South Gloucestershire Council. Tel: 01454 868009 or www.southglos.gov.uk

Business Rates

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Lease

The units are available individually or as a whole by way of sub-leases contracted outside the Security of Tenure provisions of the Landlord & Tenant Act.

Rental terms will be confirmed when the duration of the proposed occupation is known.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

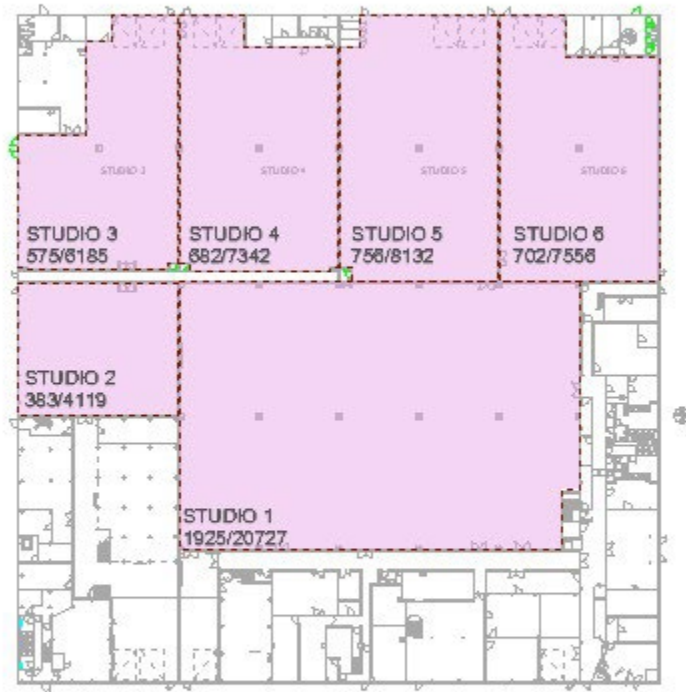
VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

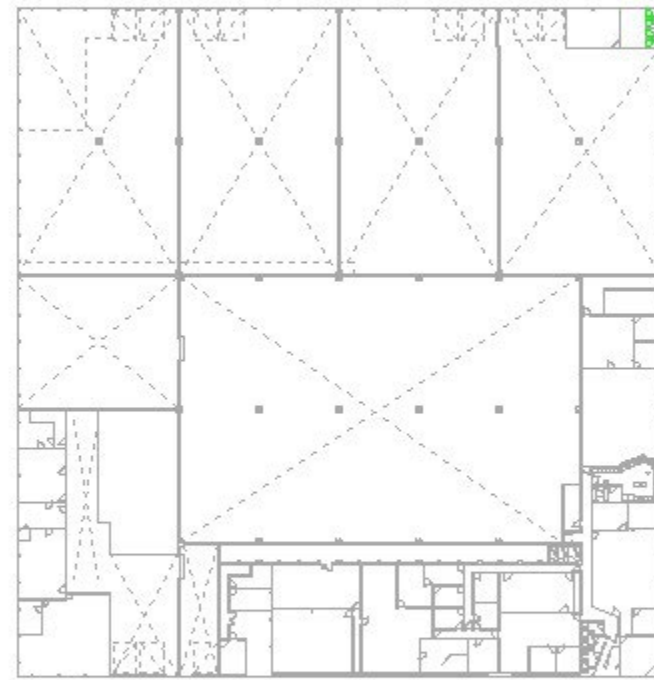
AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Layout



GROUND



FIRST

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AJR Date: Dec 2025 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source