



**GDV:**  
£50m+

**USE:** Consent for office

**LOCATION:** Aztec West

**PLANNING AUTHORITY:** South Gloucestershire Council

**CURRENT STAGE/STATUS:**

Existing implemented consent for up to 250,000 sq ft on c.10 acres

Potential for occupation of individual buildings from 35,000 sq ft

**KEY FACTS:**

- Aztec West is home to over 100 companies and over 7,000 jobs
- 10-acre site
- Can accommodate 35,000 to 250,000 sq ft
- Key employment site in the West Innovation Arc

**INVESTMENT PROPOSITION**

Hempton Court offers a flexible final-phase development opportunity within Aztec West, suited to developers, funding partners and occupiers.

The site can be delivered through design and build, pre-let or phased development, with scope for alternative uses subject to planning. Existing consent enables early delivery with reduced planning risk, while its location within an established employment cluster supports strong occupier demand and long-term value.

Hempton Court is the last site on Aztec West, totalling c.10 acres with an outline planning consent for offices. Design and build opportunities are also available from 20,000 sq ft on a freehold or leasehold basis. Alternative uses will be considered subject to planning.

Aztec West Business Park is served by several buses and is close to junction 16 of the M5 and within a mile of the M4/M5 interchange. Bristol Parkway rail station, with regular services to London Paddington (73 minutes) is less than 2 miles away. Bristol city centre is 6 miles to the south via the A38 and the MOD is 2 miles to the south-east. Other major amenities within 5 minutes of Aztec West include Cribbs Causeway, which offers a huge range of retailers and entertainment from John Lewis and M&S to a cinema and several restaurants including Café Rouge and YO! Sushi.