

# ROCKHAVEN BUSINESS CENTRE

AVONMOUTH  
BRISTOL BS11 0YW

UNDER  
CONSTRUCTION



FOR SALE/TO LET

23 NEW TERRACED PRODUCTION/DISTRIBUTION BUILDING 1,500-4,500 SQ FT  
AND A SINGLE DETACHED 18,000 SQ FT DISTRIBUTION BUILDING WITH YARD

**ROCKHAVEN BUSINESS CENTRE, IS STRATEGICALLY LOCATED LESS THAN 3 MILES FROM JUNCTION 18/18 A OF THE M5/M49 MOTORWAY AND 10 MILES FROM THE M5/M4 INTERCHANGE.**



CGI of building D

## LOCATION

Access is from the A403 with easy travel to Bristol city centre via the A4 Portway. Cabot Park lies adjacent to the Port of Bristol with open access rail freight connection. Bristol Airport is 16 miles distant.

The scheme is in the greenfield Poplar phase at the rear of Cabot Park. Bordered by open countryside, the development is a great place to work with neighbours including Muller Dairies, John Lewis and Amazon. Permitted Use allows 24 hours a day activity, 7 days a week, in a secure managed environment.

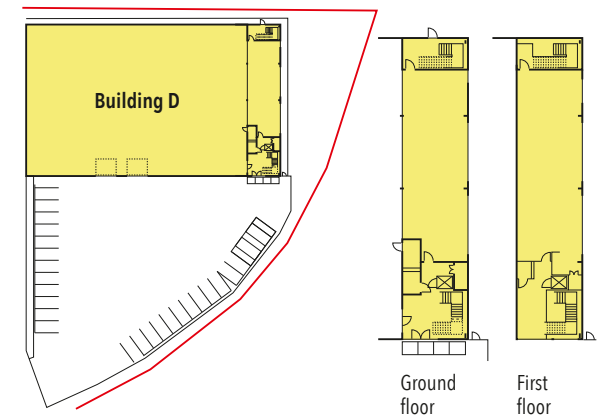
## DESCRIPTION

A new development of high quality production/distribution buildings in a landscaped greenfield setting.

## SPECIFICATION

### BUILDING D

- New construction, greenfield site
- Steel portal frame construction
- 8m minimum clear height to the underside of haunch
- Insulated metal cladding with 10% roof lights
- 50 KN/per M<sup>2</sup> floor loading
- 2 Ground level 5m high loading doors
- Concrete forecourt



Unit No.	Ground Floor (Sq ft)	First Floor (Sq ft)	Total (Sq ft)	No. of parking spaces
Building D	16,000	2,000	18,000	24

## ACCOMMODATION

The properties will have be measured in accordance with the RICS Code of Measuring Practice Edition 6.

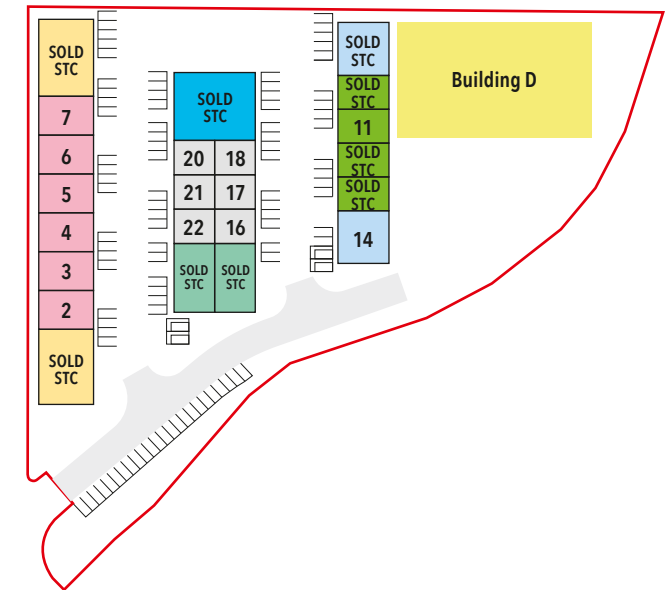
Unit No.	Ground Floor (Sq ft)	First Floor (Sq ft)	Total (Sq ft)	No. of parking spaces
Unit 1	SOLD STC			
Unit 2	1,500	750	2,250	3
Unit 3	1,500	750	2,250	3
Unit 4	1,500	750	2,250	3
Unit 5	1,500	750	2,250	3
Unit 6	1,500	750	2,250	3
Unit 7	1,500	750	2,250	3
Unit 8	SOLD STC			
Unit 9	SOLD STC			
Unit 10	SOLD STC			
Unit 11	1,250	625	1,875	3
Unit 12	SOLD STC			
Unit 13	SOLD STC			
Unit 14	1,875	625	2,500	5
Unit 15	SOLD STC			
Unit 16	1,000	500	1,500	3
Unit 17	1,000	500	1,500	3
Unit 18	1,000	500	1,500	3
Unit 19	SOLD STC			
Unit 20	1,000	500	1,500	3
Unit 21	1,000	500	1,500	3
Unit 22	1,000	500	1,500	3
Unit 23	SOLD STC			



## SPECIFICATION

### TERRACED UNITS

- New construction, greenfield site
- Steel portal frame construction
- 6m minimum clear height to the underside of haunch
- Insulated metal cladding with 10% roof lights
- 30 KN/per M<sup>2</sup> floor loading
- Ground level loading – 5m door heights
- Tarmac forecourt
- Ability to combine units



## PLANNING

Detailed planning consent for B2 (industry) and B8 (distribution) uses incorporating ancillary B1 offices with no hours of use or noise restrictions.

## ANTI-MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, prospective tenants & purchasers will be required to provide any required information (financial / proof of identity) at the point Heads of Terms are agreed to satisfy the Anti-Money Laundering Act regulations.

## EPC

Available upon request on completion.

## RATEABLE VALUE

The buildings will be assessed upon completion.

## LEGAL COSTS

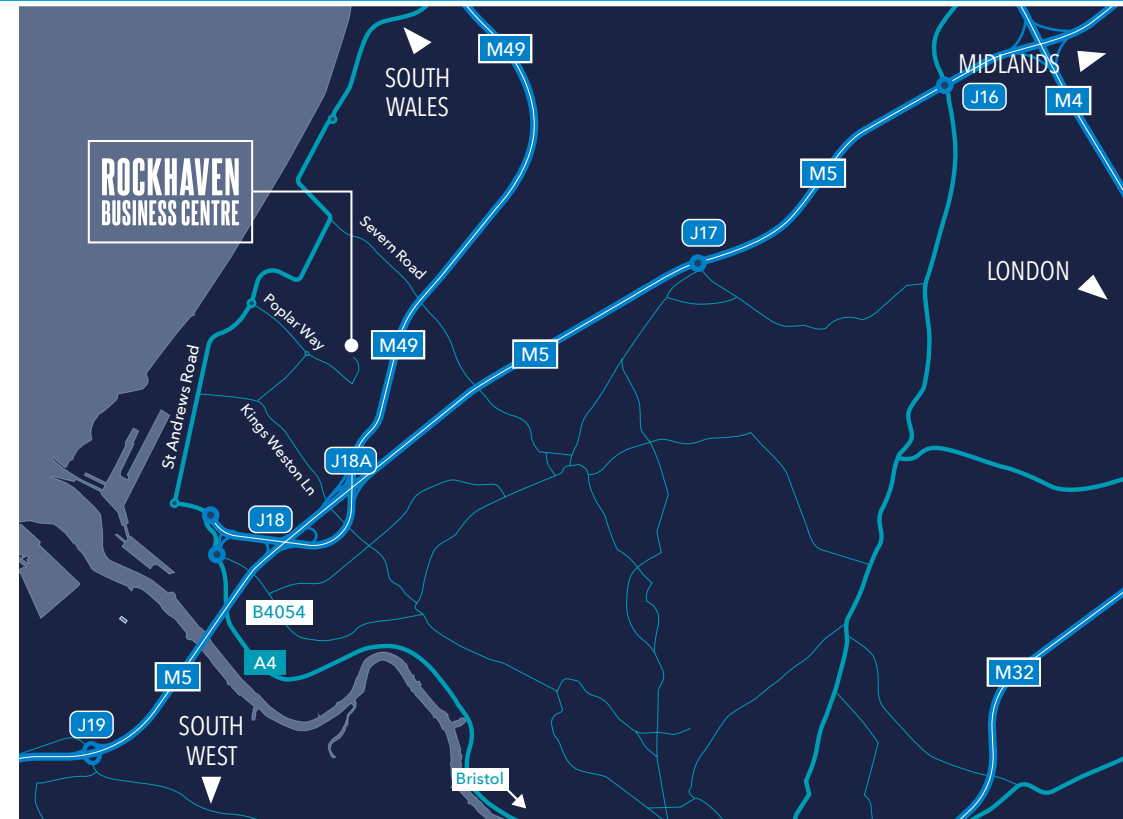
Each party to be responsible for their own legal costs.

## SERVICE CHARGE

A service charge for the maintenance and upkeep of the common parts will be payable (on and off site) with further information available upon request.

## TERMS

The units are available either to purchase (freehold) or a standard leasehold basis, to incorporate regular upward only rent reviews. Details of prices and rents are available on request.



## CONTACTS

Site viewing strictly by appointment. For further information, please contact:



### JAMES SHORT

james.short@avisonyoung.com  
07557 290757

### PAUL HOBBS

paul.hobbs@avisonyoung.com  
07767 613489



### EMMA SMITH

esmith@alderking.com  
07788 390651

### ANDREW RIDLER

aridler@alderking.com  
07990 891015

**ROCKHAVEN BUSINESS CENTRE**  
**AVONMOUTH BRISTOL BS11 0YW**

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.  
AY/AK/Hollister HD2542 02/2025