

UNIT 24 ROCKHAVEN BUSINESS CENTRE

AVONMOUTH
BRISTOL BS11 0YW

JOHN
LEWIS
Estate Agents



UNDER
CONSTRUCTION

FOR SALE/TO LET

A SINGLE DETACHED 17,000 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.

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 high quality production/distribution building in a landscaped greenfield setting.

SPECIFICATION

- New construction, greenfield site
- Steel portal frame construction
- 8m minimum clear height to the underside of haunch
- 26.2kWp solar PV system on roof
- Insulated metal cladding with 10% roof lights
- 50 KN/per M² floor loading
- 2 Ground level 5m high loading doors
- Concrete forecourt

PLANNING

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

Unit No.	Ground Floor	First Floor	Total	Parking spaces
24	16,000 sq ft	1,000 sq ft	17,000 sq ft	24

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

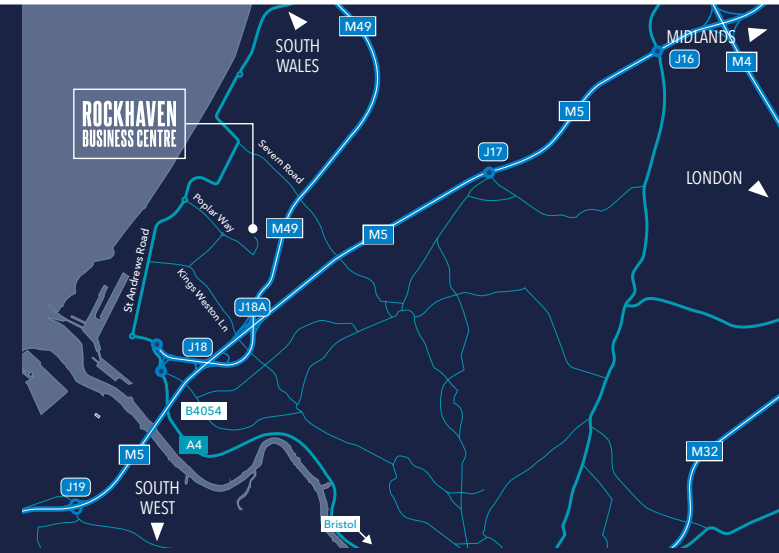
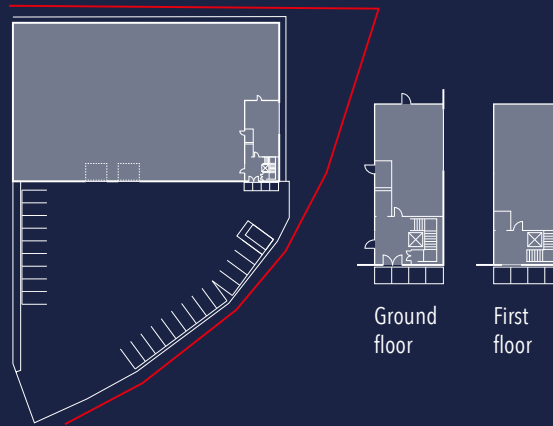
The building will be assessed upon completion.

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) .



TERMS

The unit is 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:



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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 10/2023