TO LET 6 Terraced Production/Distribution Units · 2,250 – 13,500 sq ft



ROCKHAVEN BUSINESS CENTRE

AVONMOUTH
BRISTOL BS11 0GQ

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

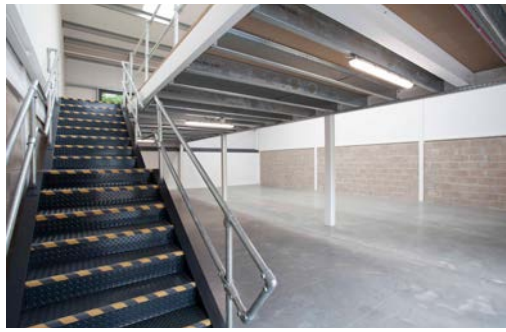
Access is from the A403 with easy travel to Bristol city centre via the A4 Portway. Cabot Park lies adjacent to the Port of Bristol with open access rail freight connection. Bristol Airport is 16 miles distant.

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







Indicative kitchenette

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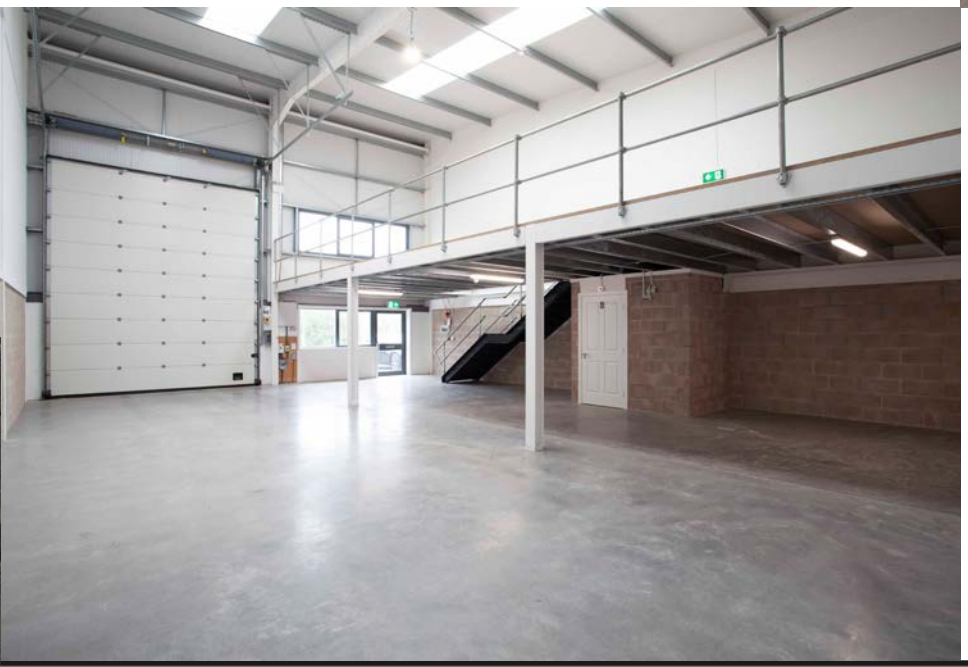
ACCOMMODATION

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 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

Ability to combine units.





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^2 floor loading
- Ground level loading – 5m door heights
- Tarmac forecourt
- Kitchenette provided including fridge & water heater



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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.

RATEABLE VALUE

The rateable value of the units will be assessed upon occupation.

LEGAL COSTS

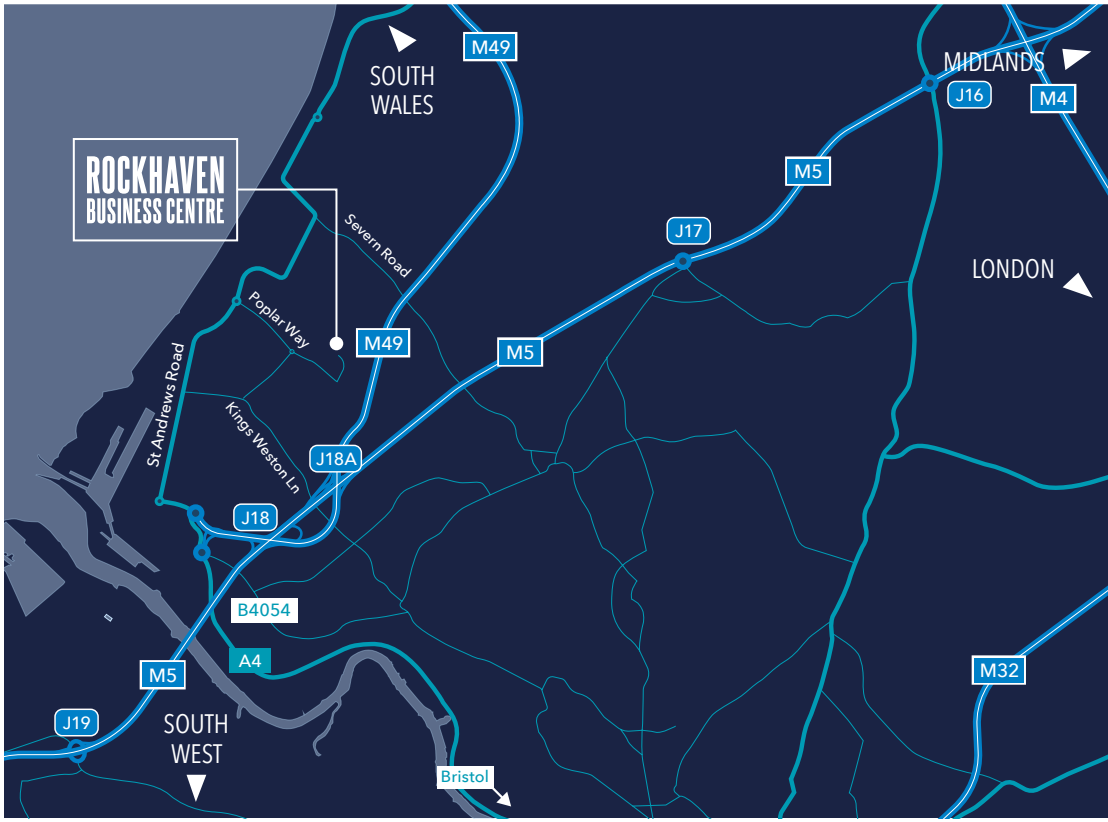
Each party to be responsible for their own legal costs.

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 to let on standard leasehold basis to incorporate regular upward only rent reviews. Details of 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.
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