

Quick access just  
5 mins to M5

Direct access  
for HGV's

Excellent Local  
Amenities

Adjacent housing  
growth zone

Ultra Fast Fibre  
Broadband

New development of Business/  
Warehouse units from 1,125 - 2,000sqm



FOR SALE OR TO LET

AVAILABLE SEPT 26

# ROCKHAVEN BUSINESS CENTRE @ WESTON BUSINESS QUARTER

Rockhaven Business Centre  
Weston Business Quarter,  
Beaufighter Road,  
Weston-super-Mare BS24 8HB  
[www.rockhavenunits.com](http://www.rockhavenunits.com)

# PRIME UNITS IN A THRIVING BUSINESS HUB

The Rockhaven Business Centre is prominently located within the established Weston Business Quarter, immediately accessible 2 miles from Junction 21 of the M4.

Rockhaven Business Centre is a highly respected and sought after brand of starter units with successful developments across the South including Salisbury, Swindon, Gloucester, Avonmouth Street, Frome and Westbury.

The Weston Business Quarter forms one of Weston-Super-Mare's primary employment locations and is home to a strong mix of national and regional operators. Notable nearby occupiers include, Aldi, Lidl, Screwfix, Travis Perkins, Bristol Ambulance Service, and Better Kitchens.

The site is further enhanced by the neighbouring Haywood Village residential housing expansion zone of circa 1,650 homes being developed by Persimmon Homes/Charles Church, providing an expanding local catchment for labour and services to the already growing 82,000+ population.

## TRANSPORT LINKS

WESTON SUPER MARE TOWN CENTRE	3 MILES / 10 MIN
JUNCTION 21 M5	2 MILES / 5 MIN
BRISTOL	21 MILES / 31 MIN
BRISTOL AIRPORT	13 MILES / 27 MIN
M4/M5 INTERCHANGE	23 MILES / 27 MIN
BRIDGWATER	20 MILES / 25 MIN



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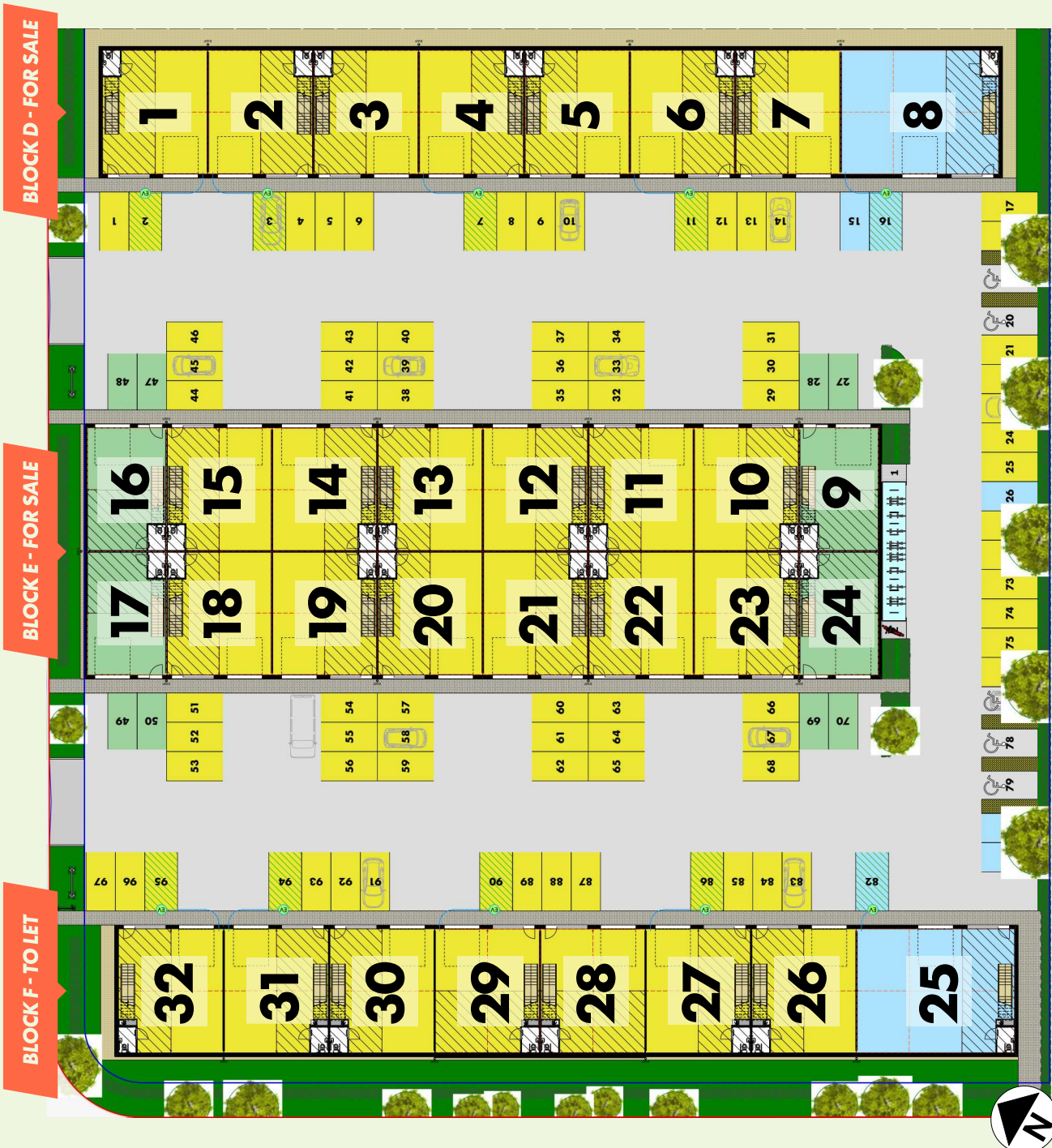
## INCLUDED IN THE UNITS

The development provides 32 brand new business/warehouse units from 1125sqft to 2000sqft built to a high specification which can be combined to suit larger requirements.

- Steel portal frame 5.1m min eaves height.
- Kingspan insulated roof cladding in merlin grey.
- Kingspan insulated wall cladding in silver.
- Multi wall Polycarbonate GRP rooflights.
- Partition walls in fair faced blockwork to 2.25m with Feraacell jumbo stud partition above.
- Smooth finish power floated concrete floor.
- BT fibre to premises (FTTP connection).

- Sectional overhead insulated colour coated loading door (3m wide, 3.2m high).
- Double glazed powder coated aluminium doors and double-glazed aluminium fixed and openable windows.
- 38mm HD timber board first floor deck on structural steel frame with access via a metal staircase 1.2m wide.
- Doc M DDA compliant WC.
- Internal high bay LED lighting and externally above loading door.
- Allocated parking spaces.

- L4 automatic fire alarm system (BS5839 Part 1) incorporating smoke detectors, control panel, and break glass by entrance door.
- Energy efficient building-BREEAM rated good.
- 3 Phase power, mains water, and drainage available for connection.
- Block F (To let only) includes motorised loading door, security shutters to ground floor windows and entrance door, and kitchenette with integrated fridge.
- Units 8 & 25 have PV roof panels with inverter.



**BLOCK D - FOR SALE**

**BLOCK E - FOR SALE**

**BLOCK F - TO LET**

Unit	Ground Floor (sq.ft)	First Floor (sq.ft)	Total (sq.ft)	Parking
<b>D</b>				
1	1,000	500	1,500	1, 2, 17
2	1,000	500	1,500	3, 4, 18
3	1,000	500	1,500	5, 6, 21
4	1,000	500	1,500	7, 8, 22
5	1,000	500	1,500	9, 10, 23
6	1,000	500	1,500	11, 12, 24
7	1,000	500	1,500	13, 14, 25
8	1,500	500	2,000	15, 16, 26
<b>E</b>				
9	750	375	1,125	27, 28
10	1,000	500	1,500	29, 30, 31
11	1,000	500	1,500	32, 33, 34
12	1,000	500	1,500	35, 36, 37
13	1,000	500	1,500	38, 39, 40
14	1,000	500	1,500	41, 42, 43
15	1,000	500	1,500	44, 45, 46
16	750	375	1,125	47, 48
17	750	375	1,125	49, 50
18	1,000	500	1,500	51, 52, 53
19	1,000	500	1,500	54, 55, 56
20	1,000	500	1,500	57, 58, 59
21	1,000	500	1,500	60, 61, 62
22	1,000	500	1,500	63, 64, 65
23	1,000	500	1,500	66, 67, 68
24	750	375	1,125	69, 70
<b>F</b>				
25	1,500	500	2,000	80, 81, 82
26	1,000	500	1,500	83, 84, 71
27	1,000	500	1,500	85, 86, 72
28	1,000	500	1,500	87, 88, 73
29	1,000	500	1,500	89, 90, 74
30	1,000	500	1,500	91, 92, 75
31	1,000	500	1,500	93, 94, 76
32	1,000	500	1,500	95, 96, 97

**For Sale - Block E & D  
To Let - Block F**



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**ROCKHAVEN  
BUSINESS CENTRE**

**PHASE 2**

**hive**

**BLOCK D - FOR SALE**

**BLOCK E - FOR SALE**

**BLOCK F - TO LET**

**WHA**  
WINTERSTONE  
HUNDRED  
BUSINESS CENTRE

**J21 M5**

**Travelodge**

**MARSTONS**

**Happy Days**  
RESTAURANTS

**dp**

**SAFELAB**

**Food Works**  
RESTAURANTS

**Better Kitchens**

**BAKERS  
DOLPHIN**  
RESTAURANTS

**BRISTOL  
AMBULANCE**  
COMMUNITY  
MUSIC HALL PARTNERS

**airfield**

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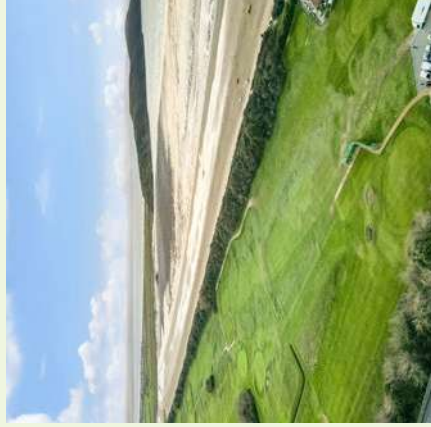
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# A HOST OF OFFERINGS ON YOUR DOORSTEP

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The locality also benefits from a well-supported amenity offer.

With nearby facilities including the Landing Light Pub, Travelodge, BP/Budgens/Greggs PFS, MFG's ultra-rapid EV charging hub, Starbucks and Happy Days Nursery.

Also nearby are key community and commercial destinations such as The Hive Business Hub, The Food Works Business Park, Helicopter Museum and the Winterstoke Hundred Academy.



## IN THE VICINITY...



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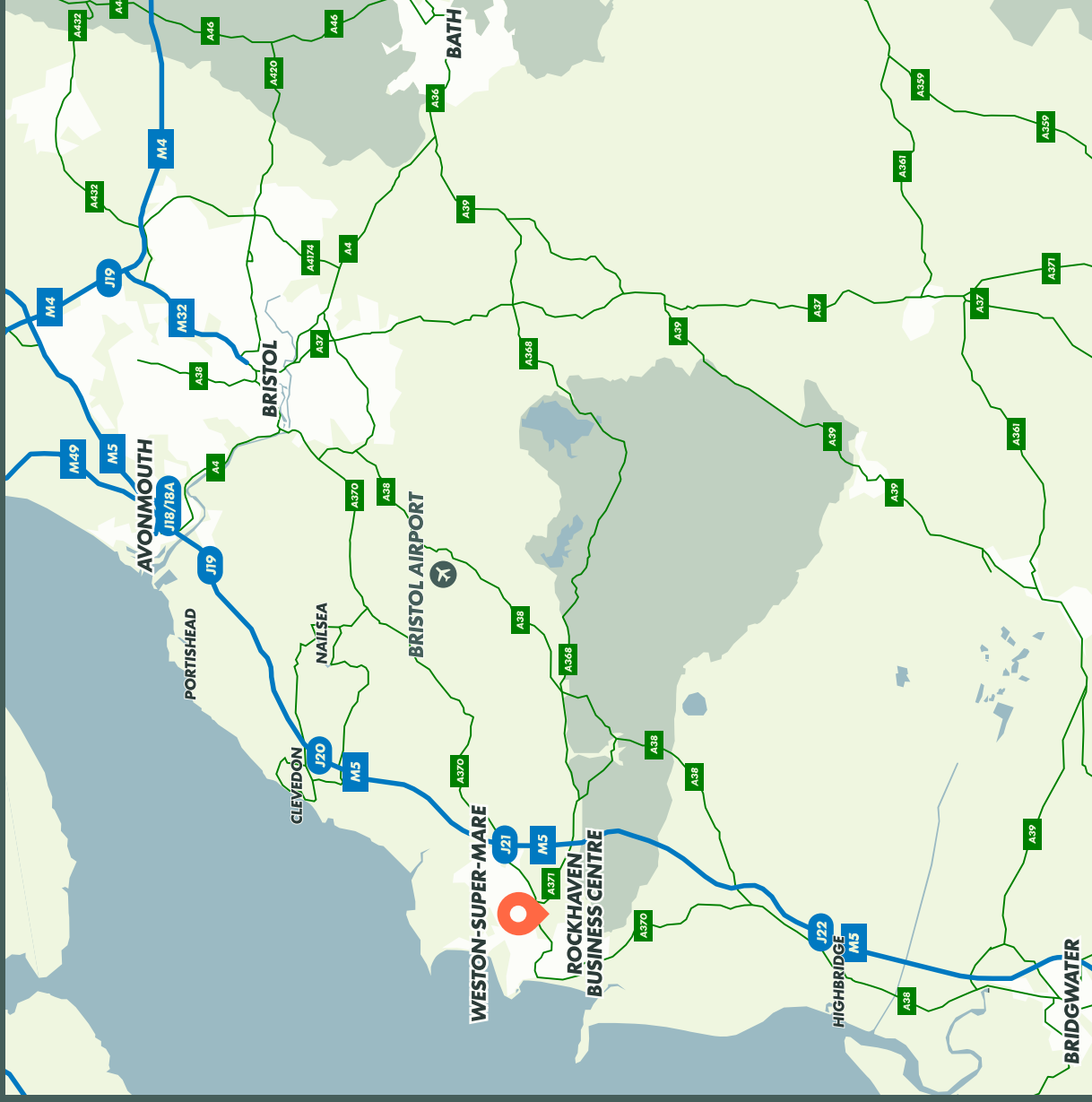
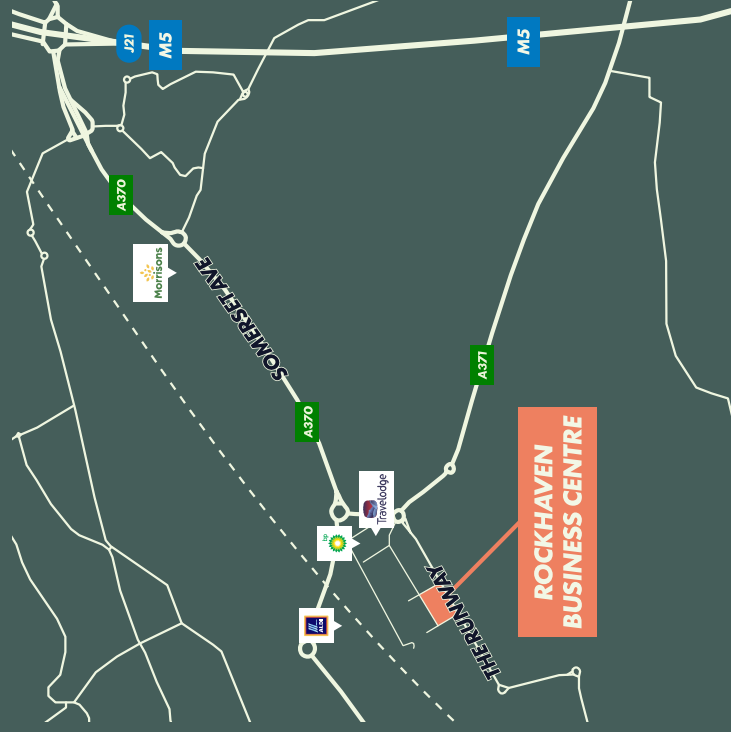
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# WELL PLACED TO GROW YOUR BUSINESS



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Another development by



## LET'S COVER THE TERMS

Units are available to purchase on a long leasehold for 983 years from 01/01/2010 at a peppercorn ground rent, or to rent with a new lease on a full repairing and insuring basis on terms to be agreed. Prices and rent subject to VAT.

[www.rockhavenunits.com](http://www.rockhavenunits.com)

AVAILABILITY SCHEDULE

### Business Rates

To be assessed.

### Service Charge

There will be a service charge payable towards the upkeep and maintenance of the common areas of Rockhaven Business Centre and Weston Business Quarter.

### Planning

Planning consent has been granted for uses within E(g) light Industrial, office, R&D and B8 (storage/distribution). Planning ref 23/P/2014/FUL.

### Energy Performance

Energy Performance Certificates will be supplied on practical completion of the development.

### Contact the agents

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