

FOR SALE / TO LET

**New Production / Distribution units
with Secure Yard**

Phase 2 Rockhaven Business Centre

Weston Business Quarter
Weston super Mare
BS24 8HB

16,250 – 33,750 sq ft



Location

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.

M5



2 miles

M4/M5



23 miles

WSM

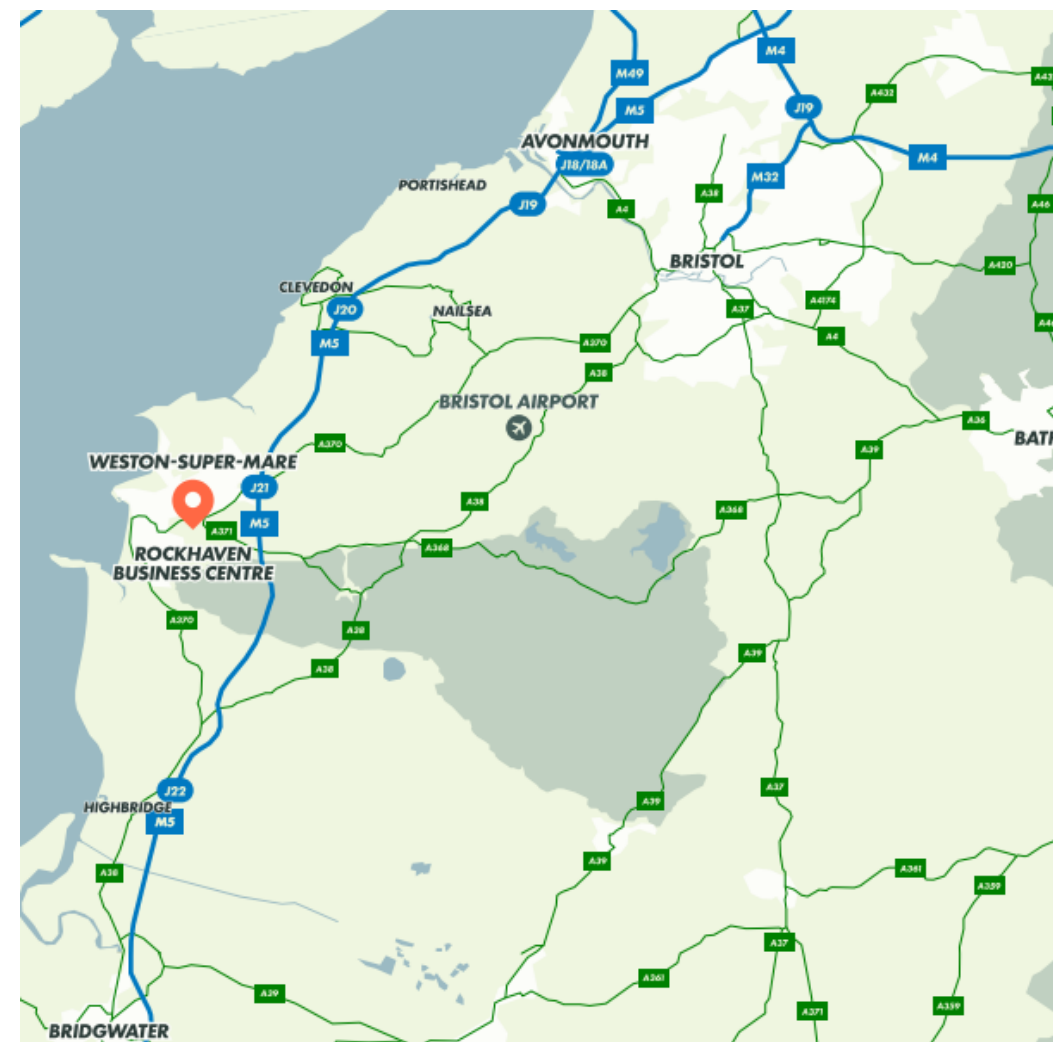


3 miles

Bristol

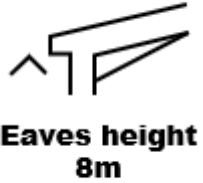


21 miles

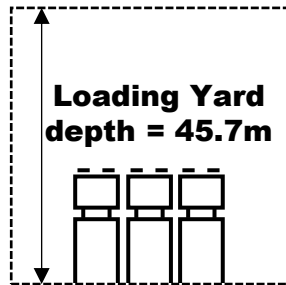


Property

Unit	Ground Floor Sq ft	First Floor Sq ft	Total Sq ft	Parking
A	15,000	2,500	17,500	29
B	15,000	1,250	16,250	27
A/B	30,000	3,750	33,750	56



On site parking



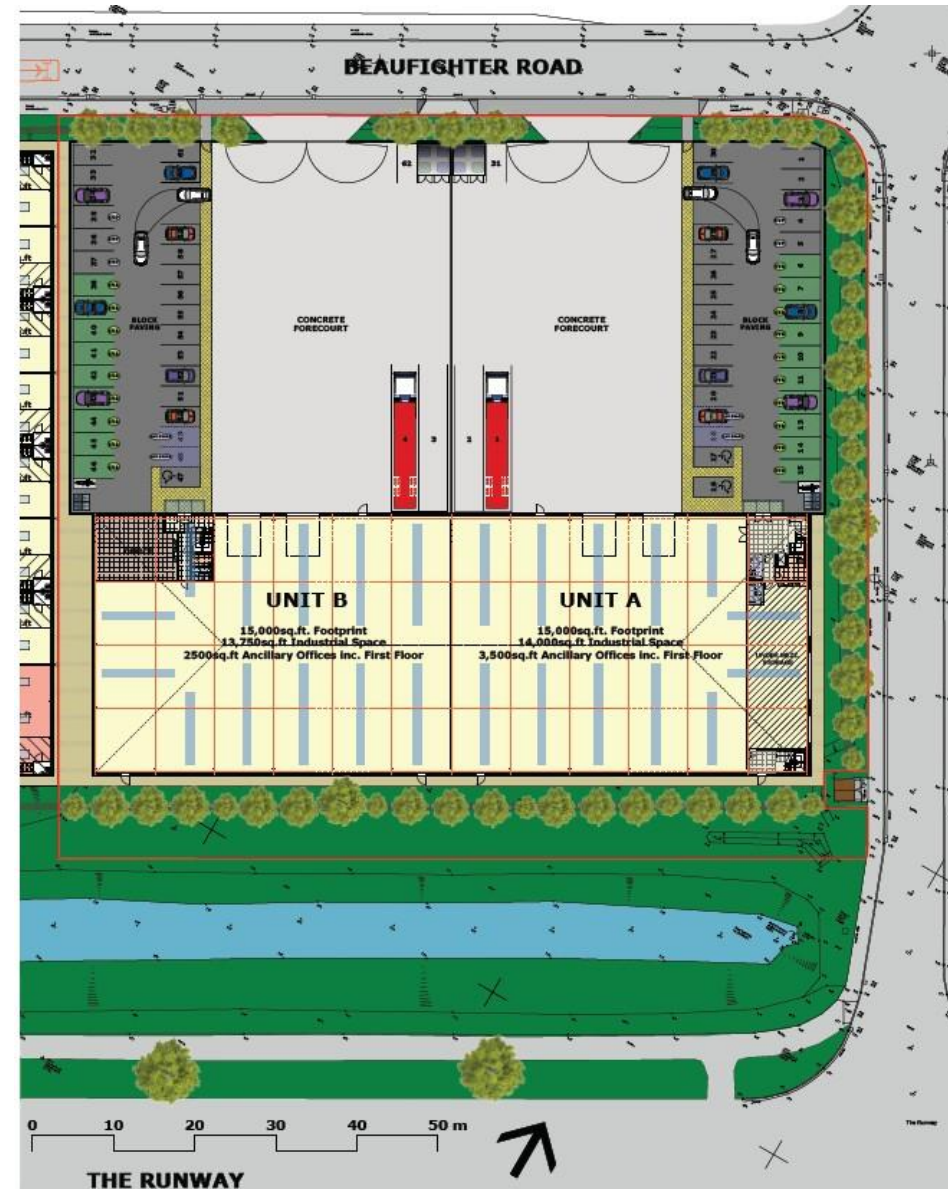
3 phase power



Office content

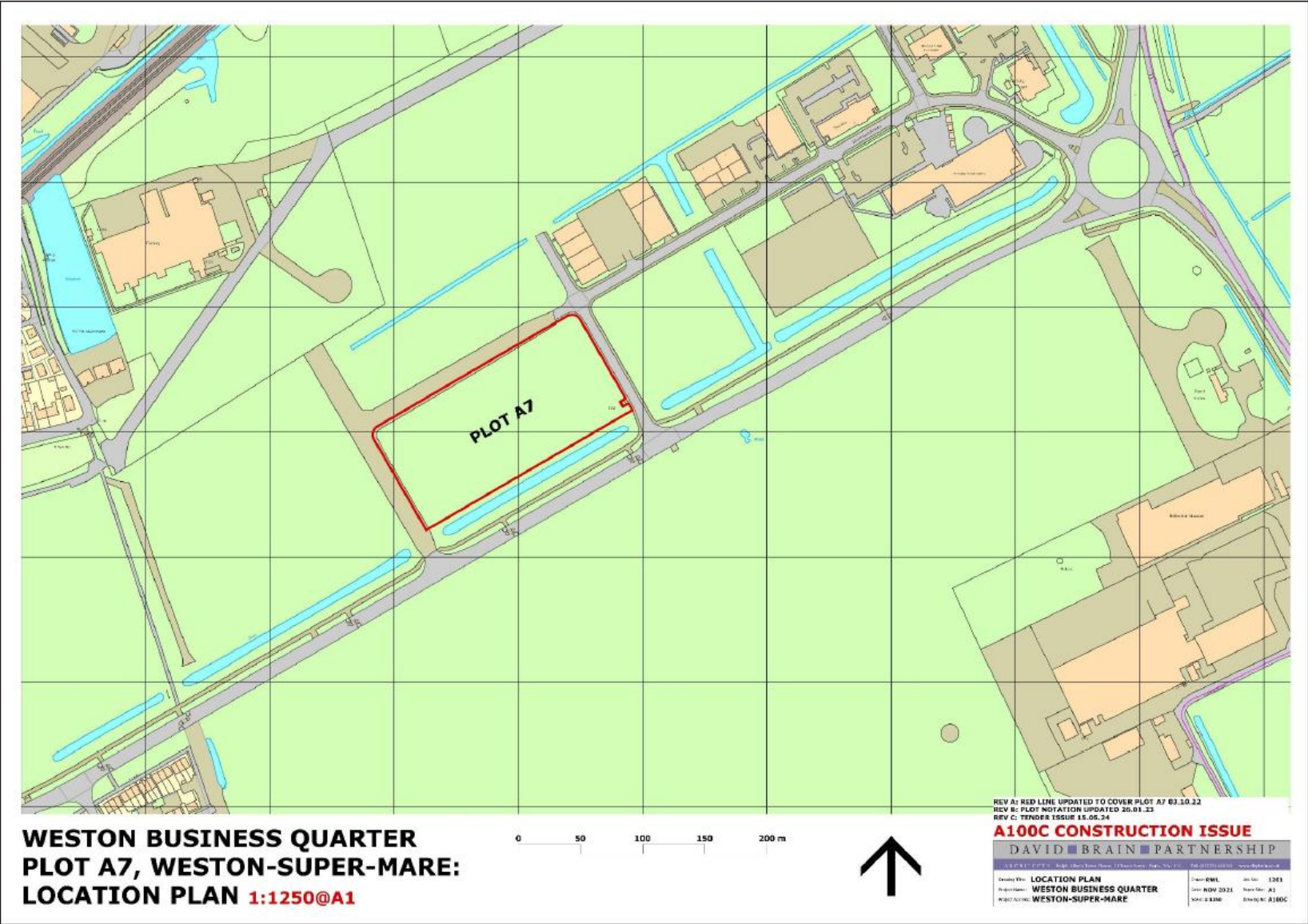


WC facilities





Location



Planning | Rates | EPC | Terms

Planning

A planning application has been submitted for the scheme under Ref: 26/P/0841/FUL to accommodate uses falling within Class E (gii) Research & Development, Class E (giii) Light Industrial, B2 (General Industrial) and B8 (Storage & Distribution).

Interested parties should satisfy themselves as to the suitability of their proposed use with all enquiries directed to North Somerset Council, Planning Department.

Business Rates

Interested parties should make their own enquiries to North Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

An EPC will be commissioned upon completion of the units.

Terms

To Purchase: on a long leasehold for 983 years at a peppercorn ground rent.

To Rent: on a new full repairing and insuring lease for 15 years with 5 yearly rent reviews.

Rent/Price

Rentals and prices will be confirmed post Planning Consent and the finalisation of the specification.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: AJR/ES/100254 **Date:** 04/2026 **Subject to Contract**



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COMMERCIAL
AGENCY



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ASSET
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