TO LET

Unit 1 Rockhaven Business Centre
Avonmouth, Bristol BS11 0GQ

End terrace production/distribution building – 3,750 sq ft



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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.

M4

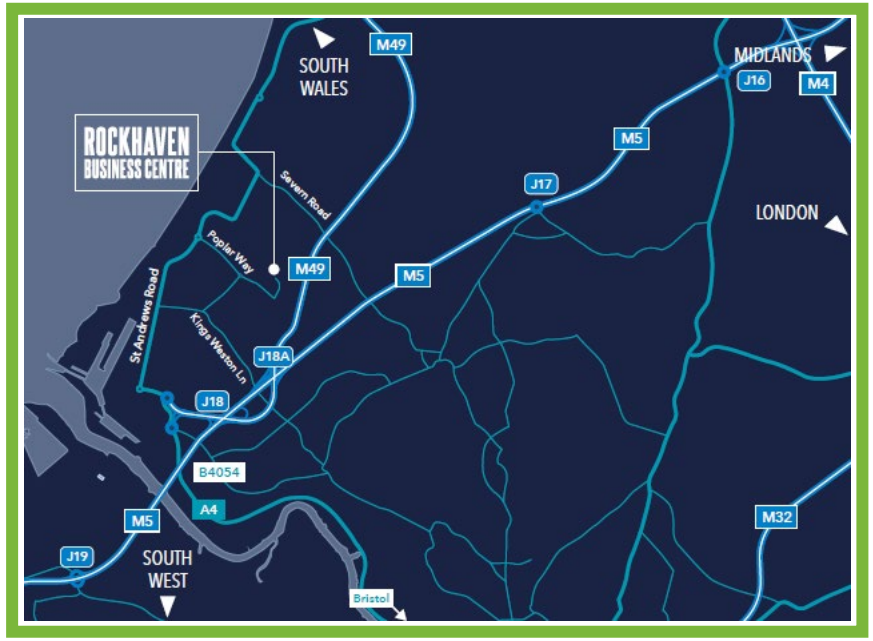
6 miles north-east

M5

3 miles south-east

Bristol

9 miles



Accommodation

Description
A brand new high quality production/distribution unit constructed of steel portal frame construction with insulated metal cladding and 10% roof lights.

The end terrace unit benefits from 6m clear height to the underside of the haunch, 5m loading door height, 30 KN/per M2 floor loading and tarmac forecourt.

Parking
The accommodation has a total of 7 parking spaces available.

Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	sq ft	sq m
Ground Floor	3,000	278.70
First Floor	750	69.68
TOTAL	**3,750**	**348.38**

Mezzanine
750 sq ft



Surface level loading door





Haunch height
6m

On-site parking



WC facilities



Planning | Rates | EPC | Terms

Planning
We are advised that the property has planning consent for B2 (industry) and B8 (distribution) uses incorporating ancillary B1 offices.

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

Energy Performance Certificate
The EPC Rating is A and the full certificate can be provided on request.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

Terms
The property is available on a new full repairing lease with terms to be negotiated.

Rent
The property is offered to let for £50,625 per annum exclusive of VAT.

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. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant 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:

Alder King Property Consultants
Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA
www.alderking.com

Emma Smith
0117 317 1090
esmith@alderking.com

Sadie Cole
0117 317 1034
scole@alderking.com

AK Ref: ES/SC/101837 **Date:** 10/2025 **Subject to Contract**

COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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