

## UNITS B&C ROCKHAVEN

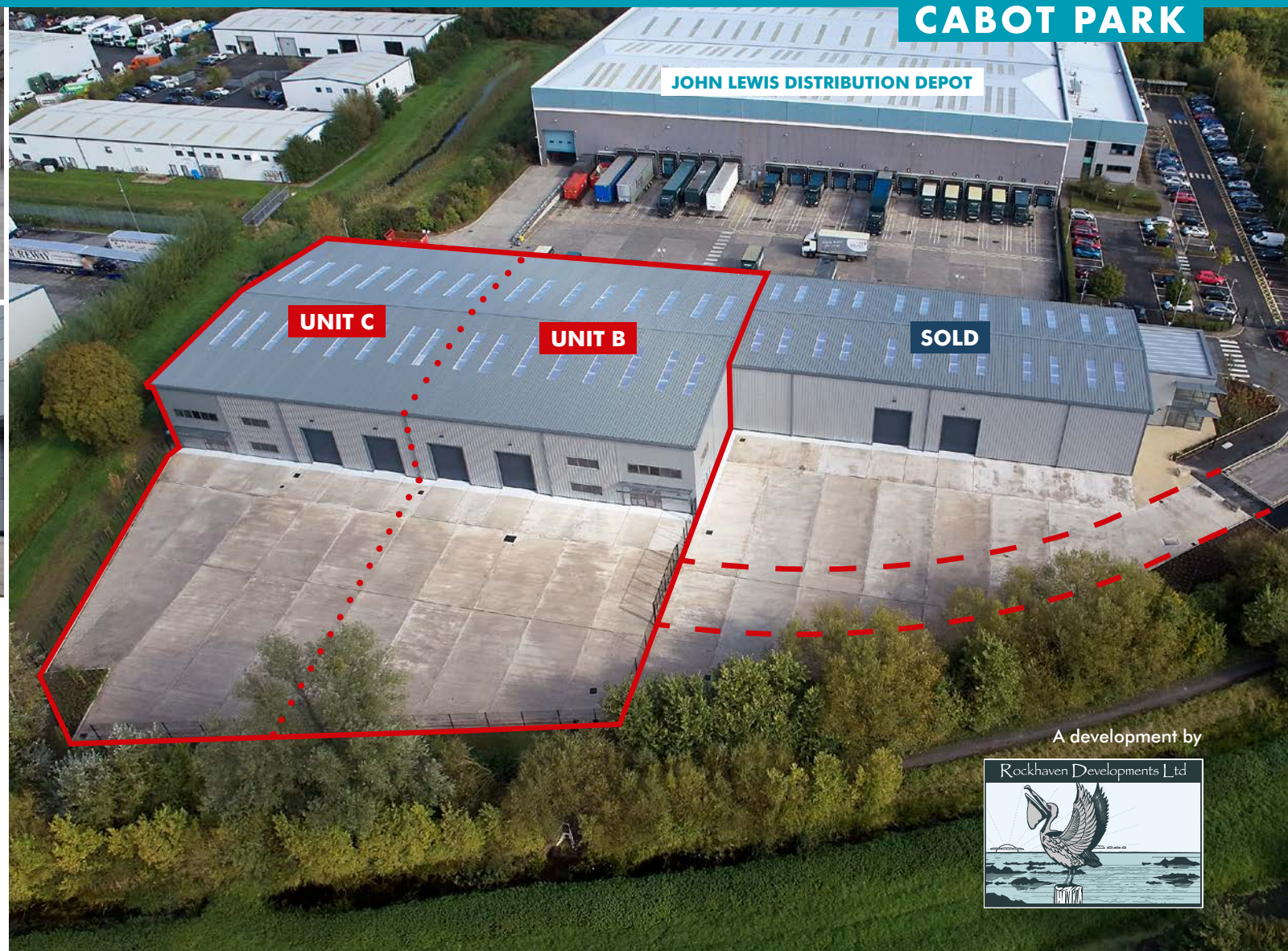
Cabot Park  
Avonmouth  
Bristol BS11 0FD

**ROCKHAVEN**  
**CABOT PARK**



### FOR SALE / TO LET

- ▶ New production/distribution buildings with yard
- ▶ **Unit B** 13,075 sq ft
- ▶ **Unit C** 12,057 sq ft
- ▶ Available immediately



A development by







## LOCATION

Rockhaven, Cabot Park, 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.

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

New high quality warehouse/industrial units ready for immediate occupation.

## PLANNING

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

## SPECIFICATION

- New construction, greenfield site
- Steel portal frame construction
- 7.5m minimum clear height to the underside of haunch
- Insulated metal cladding with 10% roof lights
- 37.5kN warehouse floor loading
- Ground level loading – 5m door heights
- Concrete forecourt, paved yards

## AREA SCHEDULE

(Approx. GIA., subject to measurement on practical completion).

Unit	Warehouse	GF Office	FF Office	Total
Unit B	11,039 sq ft	1,018 sq ft	1,018 sq ft	13,075 sq ft
Unit C	12,057 sq ft	N/A	N/A	12,057 sq ft
Total	23,096 sq ft	1,018 sq ft	1,018 sq ft	25,132 sq ft

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. GVA/AK/Hollister HD2258 10/2018

## TERMS

The units are available either for sale on a 999 year long leasehold basis, or standard leasehold basis, to incorporate regular upward only rent reviews. Details of price and rents are available from the agents.

## CONTACTS

Site viewing strictly by appointment. For further information, please contact:

**GVA**  
0117 984 2400  
gva.co.uk/9756

**Paul Hobbs**  
paul.hobbs@gva.co.uk

**Byron Hammond**  
byron.hammond@gva.co.uk

**alder king**  
PROPERTY CONSULTANTS  
0117 317 1000  
www.alderking.com

**Andrew Ridler**  
aridler@alderking.com

**Emma Smith**  
esmith@alderking.com