

*Quick access just
5mins 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 - 2,000sqft*



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



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 M5.

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 MINS
JUNCTION 21 M5	2 MILES / 5 MINS
BRISTOL	21 MILES / 31 MINS
BRISTOL AIRPORT	13 MILES / 27 MINS
M4/M5 INTERCHANGE	23 MILES / 27 MINS
BRIDGWATER	20 MILES / 25 MINS



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 Fermacell 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.



	Unit	Ground Floor (sq.ft)	First Floor (sq.ft)	Total (sq.ft)	Parking
D	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

E	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

F	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



**ROCKHAVEN
BUSINESS CENTRE**

**BAKERS
DOLPHIN**

**Better
Kitchens**

**the Food
Works**

SAFELAB

bp

Travelodge

J21 M5

WHA WINTERSTOKE
HUNDRED
ACADEMY

Happy Days
Where Children Shine

MARSTONS

thehive

PHASE 2

**BRISTOL
AMBULANCE** Emergency
Medical Services

Airfield
Primary Training

BLOCK D - FOR SALE

BLOCK E - FOR SALE

BLOCK F - TO LET



A HOST OF OFFERINGS ON YOUR DOORSTEP



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.

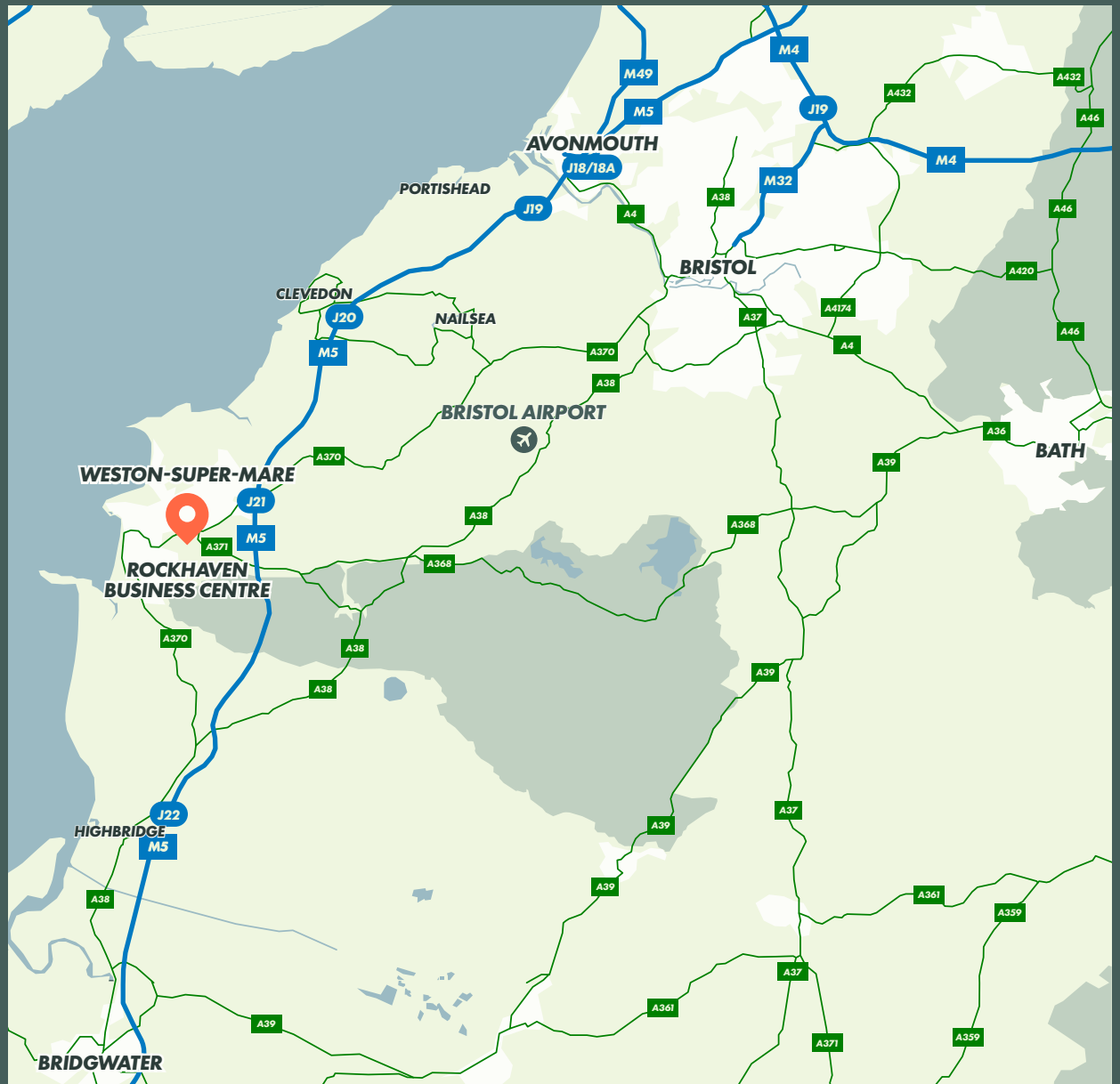
Also nearby are key community and commercial destinations such as The Hive Business Hub, The Food Works Business Park, Helicopter Museum and the Winterstoke Hundred Academy.



IN THE VICINITY...



WELL PLACED TO GROW YOUR BUSINESS





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

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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ROCKHAVEN BUSINESS CENTRE

AVAILABILITY

Rockhaven Business Centre
Weston Business Quarter,
Beaufighter Road,
Weston-super-Mare BS24 8HB
www.rockhavenunits.com

Block	Unit	Ground Floor (sq.ft)	First Floor (sq.ft)	Total (sq.ft)	Quoting Price / Rent
D (For Sale)	1	1,000	500	1,500	£300,000
	2	1,000	500	1,500	£300,000
	3	1,000	500	1,500	£300,000
	4	1,000	500	1,500	£300,000
	5	1,000	500	1,500	£300,000
	6	1,000	500	1,500	£300,000
	7	1,000	500	1,500	£300,000
	8	1,500	500	2,000	£420,000
E (For Sale)	9	750	375	1,125	£255,000
	10	1,000	500	1,500	£300,000
	11	1,000	500	1,500	£300,000
	12	1,000	500	1,500	£300,000
	13	1,000	500	1,500	£300,000
	14	1,000	500	1,500	£300,000
	15	1,000	500	1,500	£300,000
	16	750	375	1,125	£255,000
	17	750	375	1,125	£255,000
	18	1,000	500	1,500	£300,000
	19	1,000	500	1,500	£300,000
	20	1,000	500	1,500	£300,000
	21	1,000	500	1,500	£300,000
	22	1,000	500	1,500	£300,000
	23	1,000	500	1,500	£300,000
	24	750	375	1,125	£255,000
F (To Let)	25	1,500	500	2,000	Under Offer
	26	1,000	500	1,500	£18,750 pa
	27	1,000	500	1,500	£18,750 pa
	28	1,000	500	1,500	£18,750 pa
	29	1,000	500	1,500	£18,750 pa
	30	1,000	500	1,500	£18,750 pa
	31	1,000	500	1,500	£18,750 pa
	32	1,000	500	1,500	£18,750 pa

To purchase - long leasehold for 983 years, from 01/01/2010 at a peppercorn ground rent.

To rent - new lease on a full repairing and insuring basis on terms to be agreed.

Price/Rent subject to VAT.

Measurements quoted on a Gross Internal Area basis, according to the architect's plans.

Schedule to be read in conjunction with our brochure.



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