

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



## PRIME UNITS IN A THRIVING BUSINESS HUB

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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

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|                               |                    |
|-------------------------------|--------------------|
| 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 |

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## INCLUDED IN THE UNITS

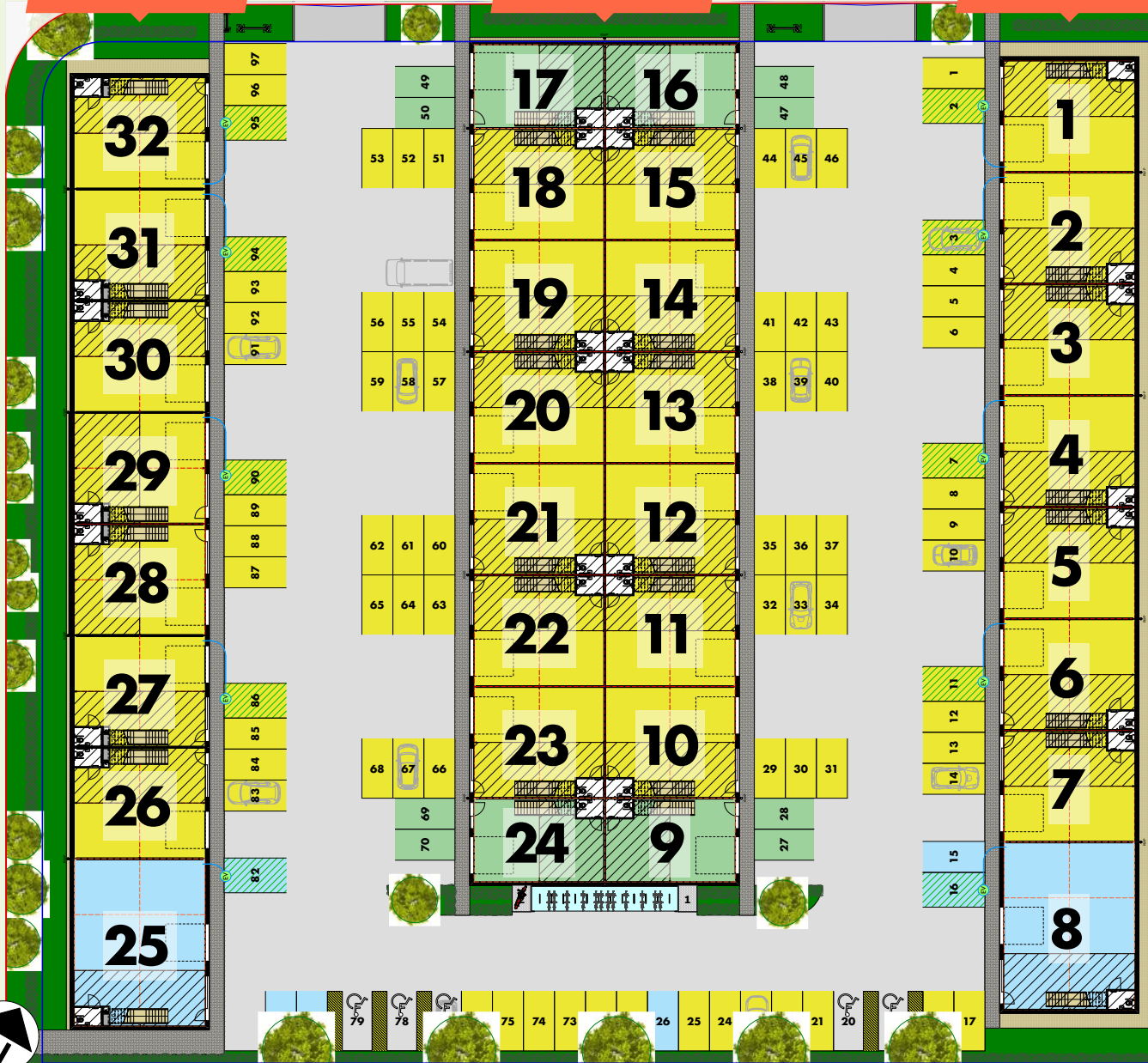
The development provides 32 brand new business/warehouse units from 1125sqft to 2000sqft built to a high specification which can be combined to suit larger requirements.

- 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 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.

**BLOCK F - TO LET**

**BLOCK E - FOR SALE**

**BLOCK D - FOR SALE**

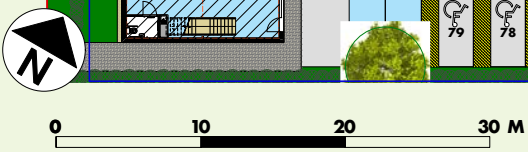


|          | Unit | Ground Floor (sq.ft) | First Floor (sq.ft) | Total (sq.ft) | Parking    |
|----------|------|----------------------|---------------------|---------------|------------|
| <b>D</b> | 1    | 1,000                | 500                 | 1,500         | 1, 2, 17   |
|          | 2    | 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**





**ROCKHAVEN  
BUSINESS CENTRE**

**BAKERS  
DOLPHIN**

**Better  
Kitchens**

**the Food  
Works**

**SAFELAB**

**bp**

**Travelodge**

**J21 M5**

**WHA  
WINTERSTOKE  
HUNDRED  
ACADEMY**

**Happy Days  
Where Children Smile**

**MARSTONS**

**the  
hive**

**PHASE 2**

**BRISTOL  
AMBULANCE  
Emergency  
Medical Services**

**Airfield  
Primary Academy**

**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.

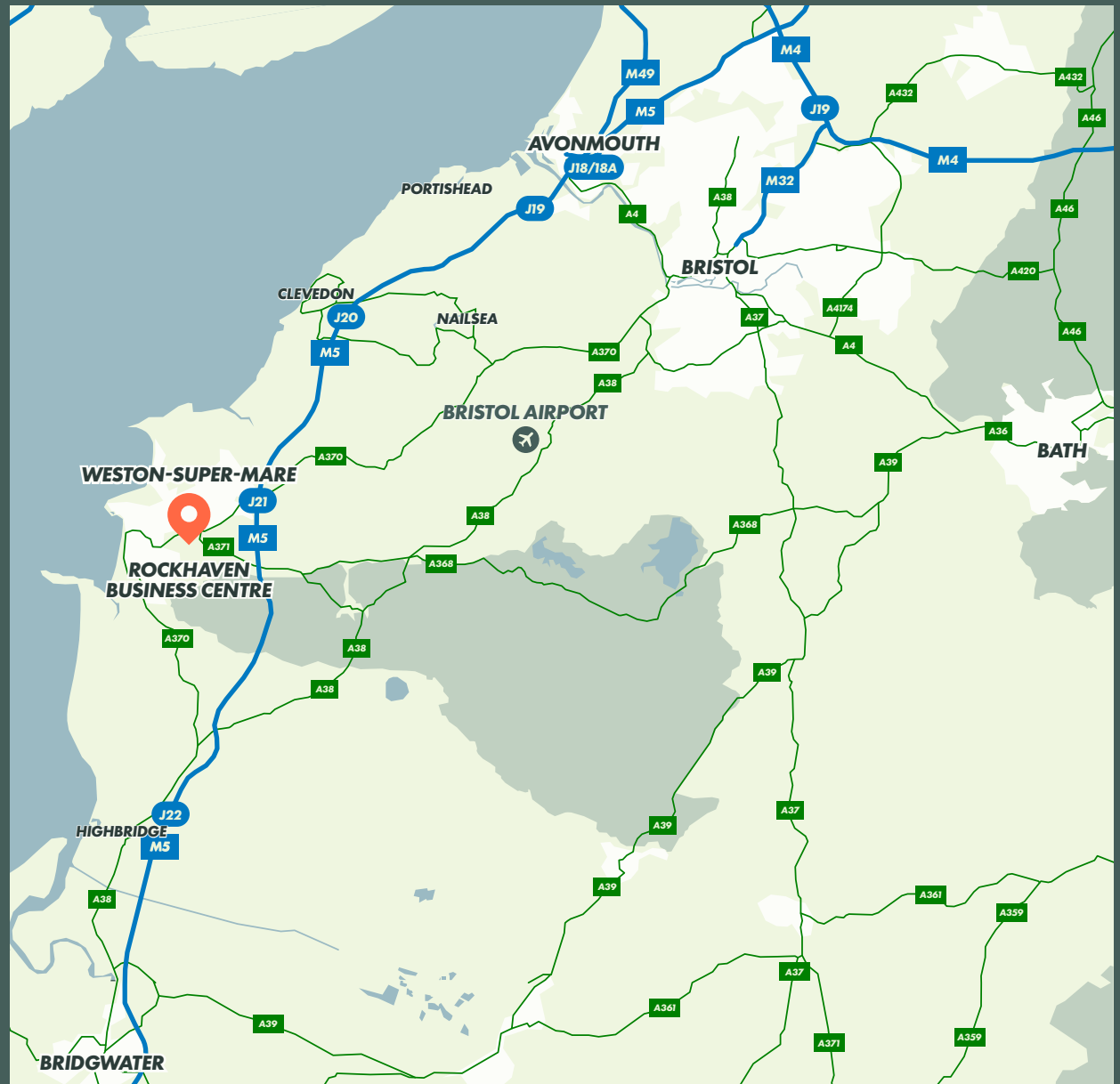
Also nearby are key community and commercial destinations such as The Hive Business Hub, The Food Works Business Park, Helicopter Museum and the Winterstoke Hundred Academy.



## 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](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**



#### **Philip Holford**

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#### **Gary Mead**

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**alder king**

PROPERTY CONSULTANTS

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# ROCKHAVEN BUSINESS CENTRE AVAILABILITY

Rockhaven Business Centre  
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Beaufighter Road,  
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| Block                  | Unit | Ground Floor (sq.ft) | First Floor (sq.ft) | Total (sq.ft) | Quoting Price / Rent |
|------------------------|------|----------------------|---------------------|---------------|----------------------|
| <b>D</b><br>(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             |
| <b>E</b><br>(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             |
| <b>F</b><br>(To Let)   | 25   | 1,500                | 500                 | 2,000         | £26,250 pa           |
|                        | 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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