

UNIT R1A ROCKINGHAM GATE

AVONMOUTH, BRISTOL BS11 0YW

**FULLY
REFURBISHED**



MODERN INDUSTRIAL WAREHOUSE AVAILABLE IMMEDIATELY
26,543 SQ FT / 2,466 SQ M

TO LET

ROCKINGHAM GATE

ENTRY TO SITE

BUNZL

bybbox

SLG SAFETY LIFTING GEAR.COM

POPULAR WAY

SMOKE LANE

J18 OF M5

J1 OF M49

CARBOT PARK

November 2025

10M
EAVES HEIGHT
OF 10M

2 GROUND LEVEL
LOADING DOORS

FITTED OFFICE
ACCOMMODATION

34 PARKING
SPACES

REAR ACCESS LOADING YARD
(44M DEPTH)

24/7
ACCESS



ACCOMMODATION

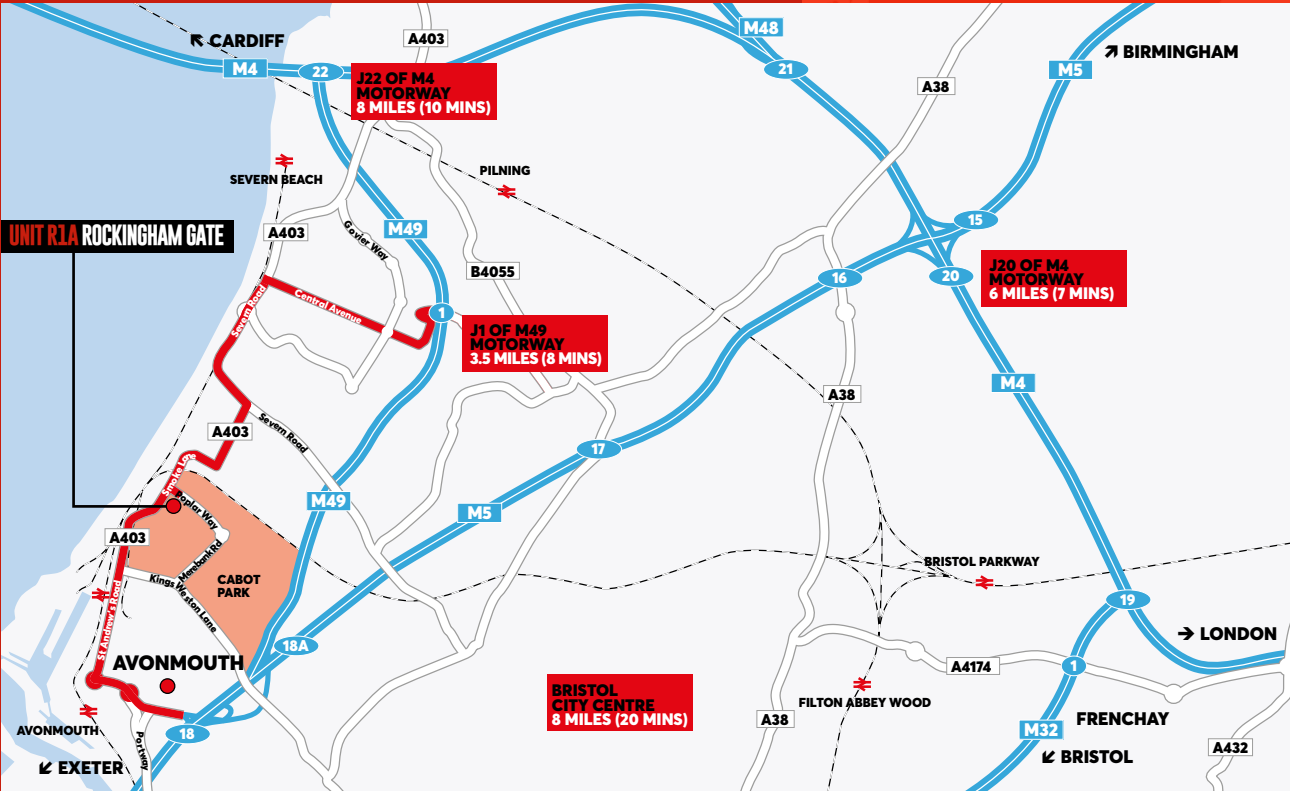
Floor	Sq Ft	Sq M
Ground Floor Warehouse	24,010	2,230.6
Ground Floor Office	1,292	120.0
First Floor Office	1,241	115.3
Total	26,543	2,465.9

This block contains three images. The top image is an exterior view of the warehouse building, showing its blue and yellow facade, a white van, and several blue storage containers in the foreground. The bottom-left image shows an interior view of an office space with white walls, a desk, a sink, and a window. The bottom-right image shows another interior view of an office space, featuring a large window, a desk, and a clean, modern environment.



AVONMOUTH IS THE PRIMARY REGIONAL DISTRIBUTION LOCATION FOR BRISTOL, THE SOUTH WEST AND SOUTH WALES.

Rockingham Gate is prominently located at the entrance to Cabot Park in the heart of Avonmouth. The property benefits from excellent road communications with J18 of the M5 2 miles to the south via the A403 and the new M49 J1 due to open in 2026, which is located 3.5 miles to the north.



BS11 0YW



COMMUNICATIONS

Junction 1 M49	Due to open H2 2026
Junction 18 M5	2 Miles 8 Minutes
Junction 20 M4	6 Miles 7 Minutes
Junction 22 M4	8 Miles 10 Minutes
Bristol City Centre	8 Miles 20 Minutes
Cardiff	36 Miles 50 Minutes
Swindon	44 Miles 50 Minutes
Exeter	76 Miles 1.3 Hours
Birmingham	96 Miles 1.5 Hours

FURTHER INFORMATION

USES

The premises are suitable for E(g) and B8 uses. Interested parties are advised to make their own enquiries to check suitability for their proposed operation.

TENURE

The property is available by way of a new lease for a term of years to be agreed.

SERVICE CHARGE

There is a building service charge covering the common areas, building fabric, structure, roof and the Cabot Park Estate service charge.

EPC

The premises have an existing rating of C (73). The EPC will be improved as part of the proposed refurbishment.

RENT

Upon application.

RATES

The current rateable value is £114,000.

UTILITIES

The property benefits from mains drainage, water, gas and 3 phase power.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All figures are exclusive of VAT.

FURTHER INFORMATION

For further information please contact the joint agents:

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Subject to contract. September 2026



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