

UNIT R1A ROCKINGHAM GATE

AVONMOUTH, BRISTOL BS11 0YW

TO BE REFURBISHED
AVAILABLE Q2 2026



MODERN INDUSTRIAL WAREHOUSE

26,543 SQ FT / 2,466 SQ M

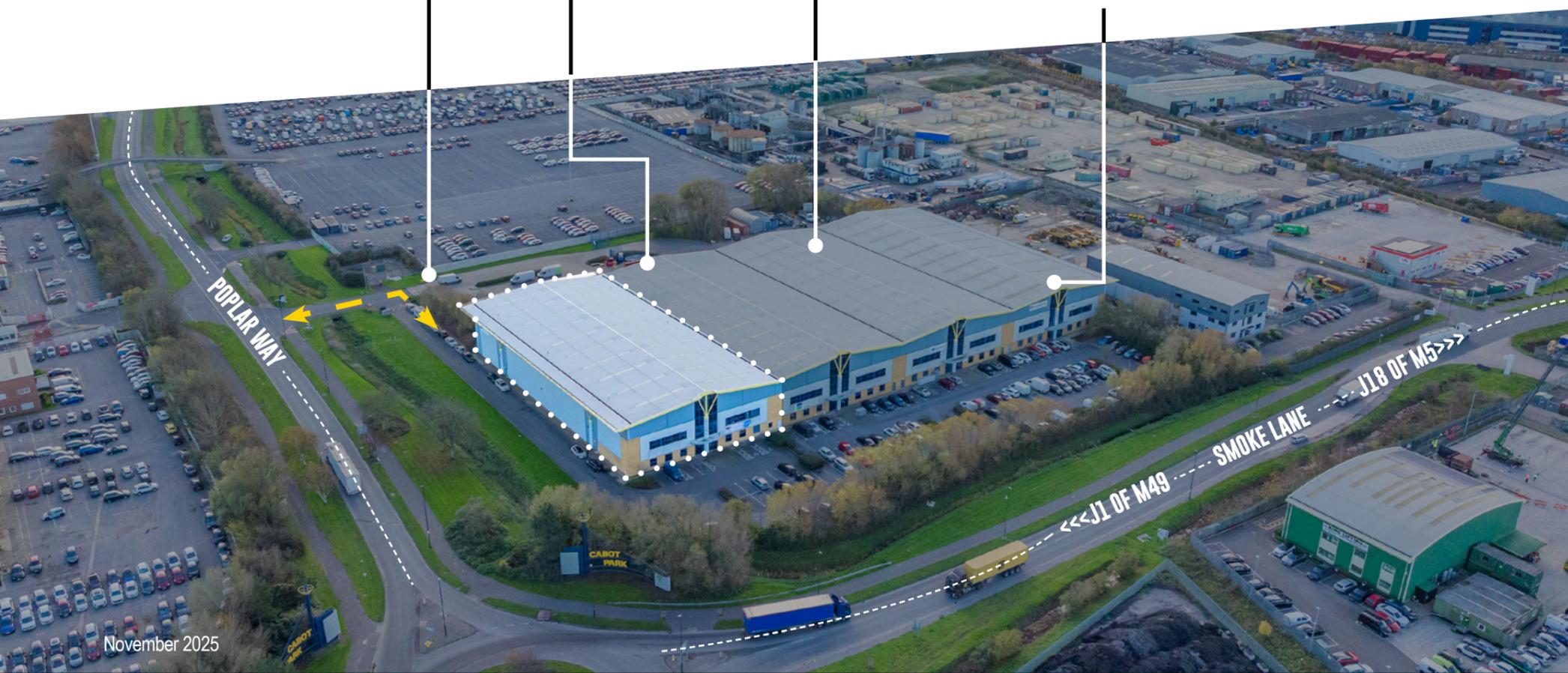
TO LET

ROCKINGHAM GATE

ENTRY TO SITE



SAFETYLIFTINGGEAR.COM



November 2025



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



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

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:



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