

# 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**

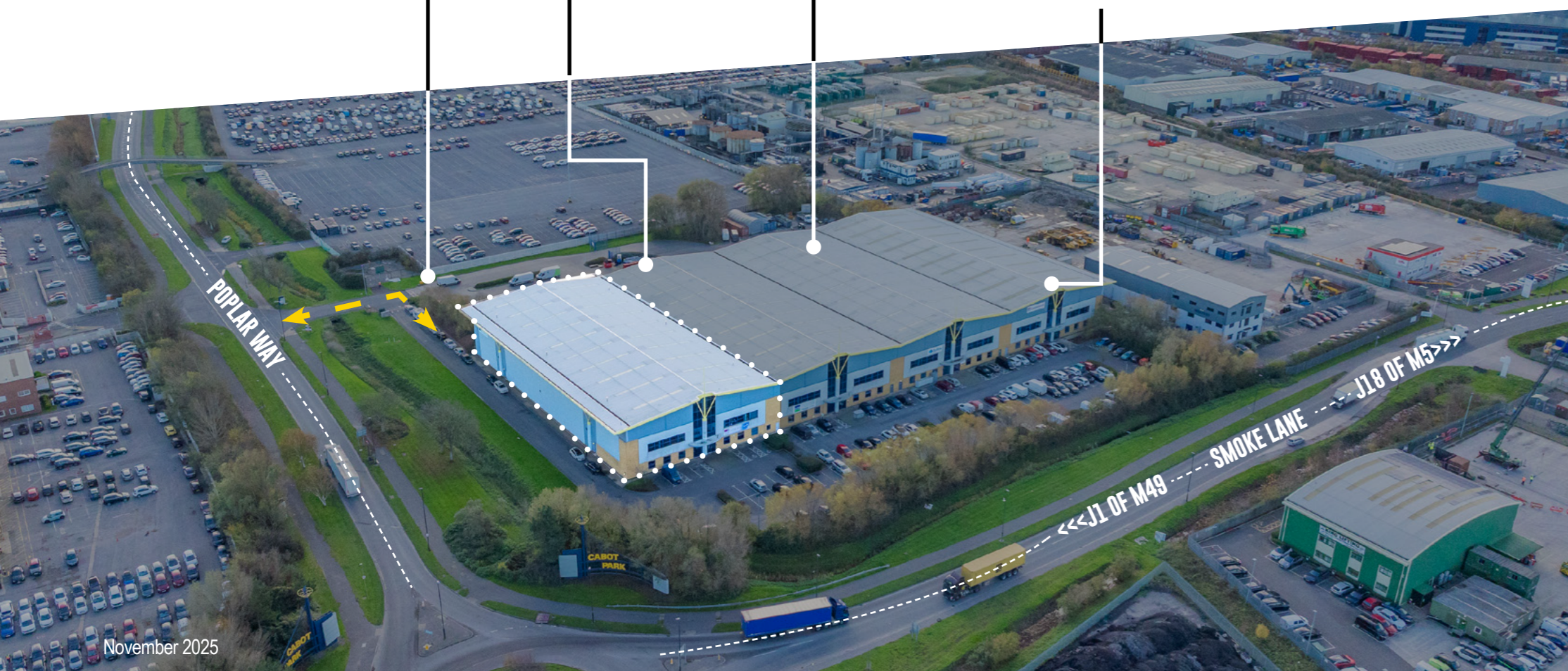
**TO LET**

ROCKINGHAM GATE

ENTRY TO SITE



SAFETYLIFTINGGEAR.COM



November 2025



EAVES HEIGHT OF 10M



2 GROUND LEVEL LOADING DOORS



FITTED OFFICE ACCOMMODATION



34 PARKING SPACES



REAR ACCESS LOADING YARD (44M DEPTH)

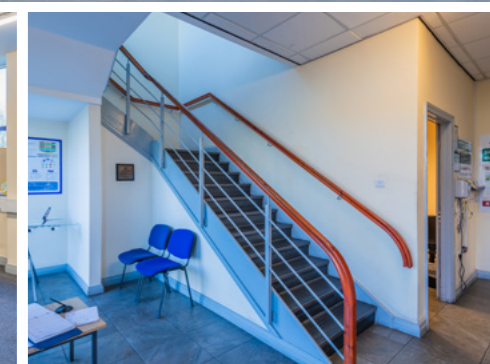


24/7 ACCESS



### 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
<b>Total</b>	<b>26,543</b>	<b>2,465.9</b>





## 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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[jll.co.uk/property](http://jll.co.uk/property)

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