



Saputo Dairy, Manor Road, Frome, Somerset
Warehousing & Production Facility

£1,950,000 Freehold





SYDENHAMS



Barnes Coachworks
ACCIDENT REPAIR CENTRE



DENNIS MAPS

FROME
BUSINESS PARK

Saputo
Dairy UK



Saputo Dairy
Manor Road
Frome
Somerset
BA11 4BN

£1,950,000 Freehold

Description

Following the relocation of their Frome production facility, the Saputo Dairy UK (formerly Dairy Crest) premises becomes surplus to their requirements and is being offered for sale with vacant possession.

Since decommissioning the site, the Vendor has removed polystyrene insulated panels within the cold stores and done partial strip out. This provides an excellent opportunity for an occupier to refit for a general industrial or warehouse use or continued food processing facility.

There is an engineering workshop and chemical store buildings which all form part of the freehold and will remain. The Security kiosk will be removed.

Externally, there is ample circulation and parking space providing for approximately 70 spaces. The total site area extends to approximately 2.2 acres (0.89 hectares).

Specification and headroom varies from space to space, the principal warehouse bay provides a max height of 8m and the adjacent warehouse space 6m. CAD plans available as part of the 'Information Pack', which confirm following approximate areas:

Ground Floor Area 3,253sqm / 35,015sqft
First Floor Area 1,680sqm / 18,080sqft

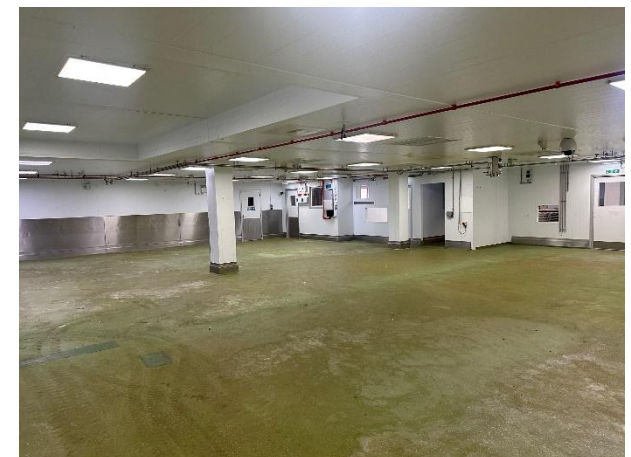
Fixtures & Fittings

The property will be sold "as seen" any remaining fixtures and fittings will be left in situ. There is racking which has been taken down and packed up, this will remain at the property for the purchaser to erect or can be removed by the vendor, subject to negotiation.

Agents Note

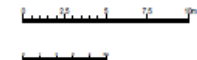
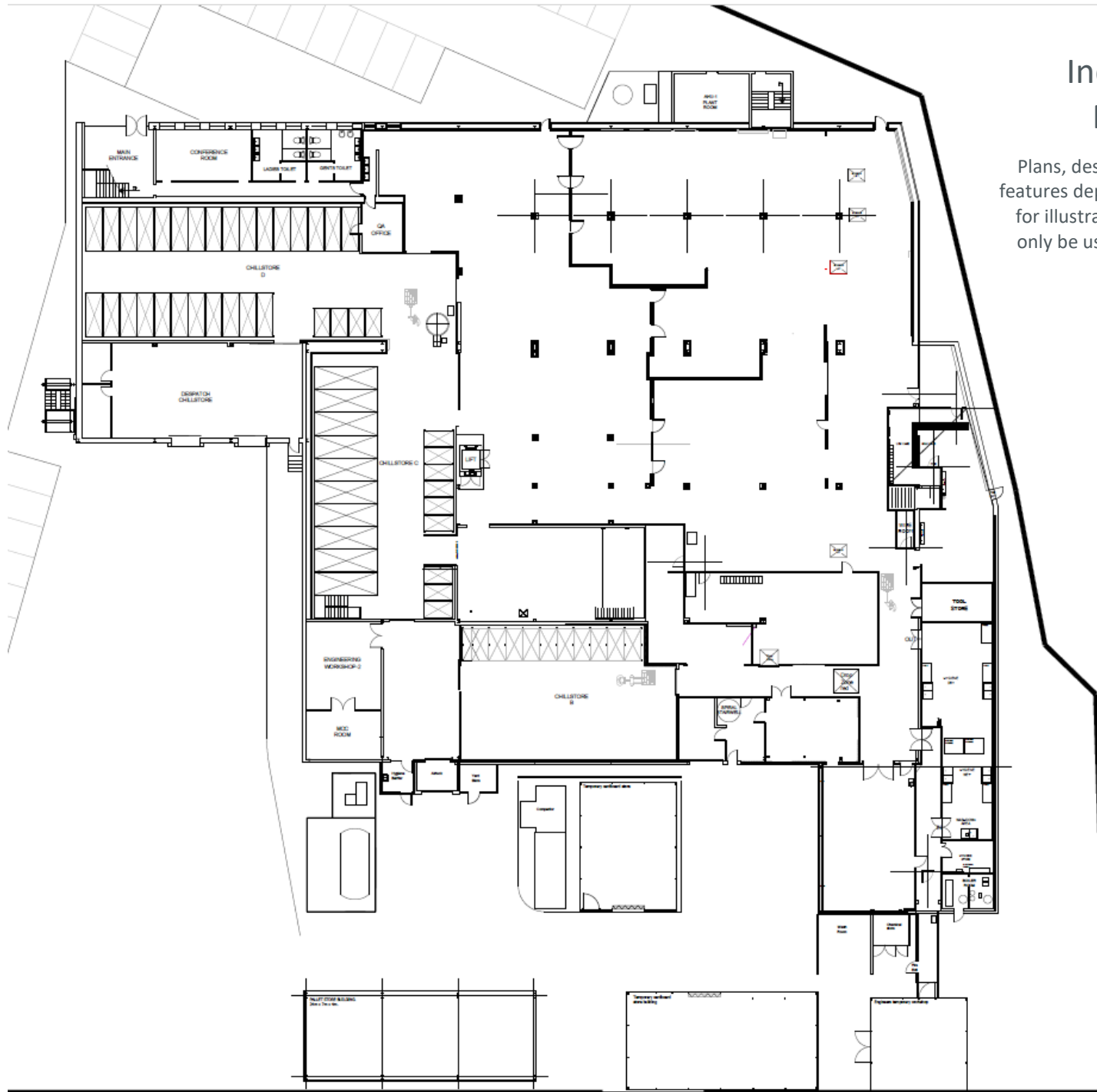
Some photographs were taken prior to site decommissioning. Photographs right and immediately below, being those taken following the decommissioning.

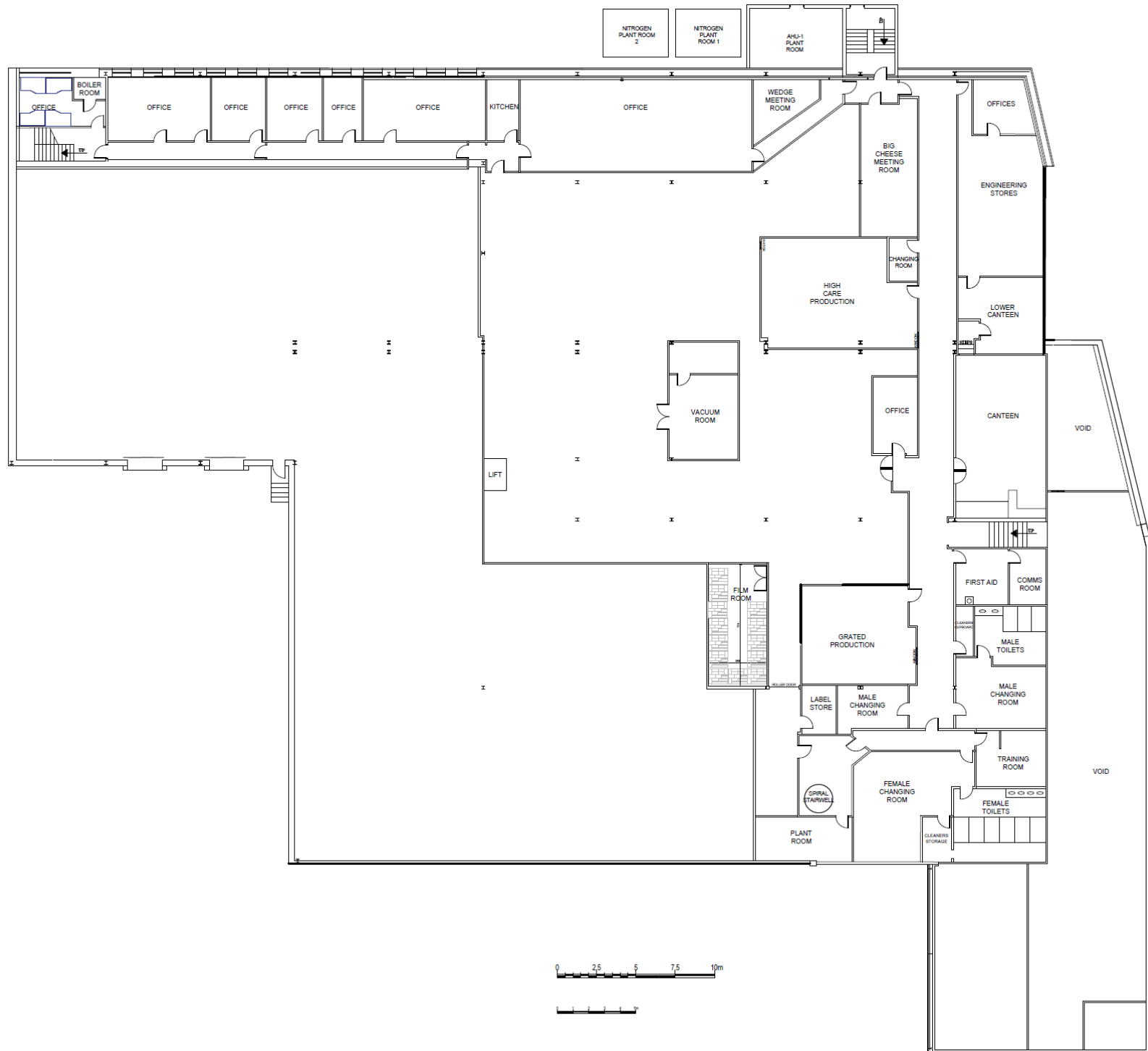
Parties are also made aware that the Vendors have received an offer at an agreeable level, but it is not yet proceedable – parties are therefore urged to present any interest at their earliest opportunity.



Indicative Plans Not to Scale

Plans, descriptions, measurements, and features depicted on any plans are provided for illustrative purposes only and should only be used as such by any prospective purchaser.







WHITWORTH ROAD

CULVERHILL

Fern Cottage

Fern Villa

El Sub Sta

MOUNT PLEASANT

MANOR ROAD

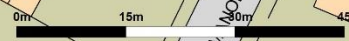
Ashton House

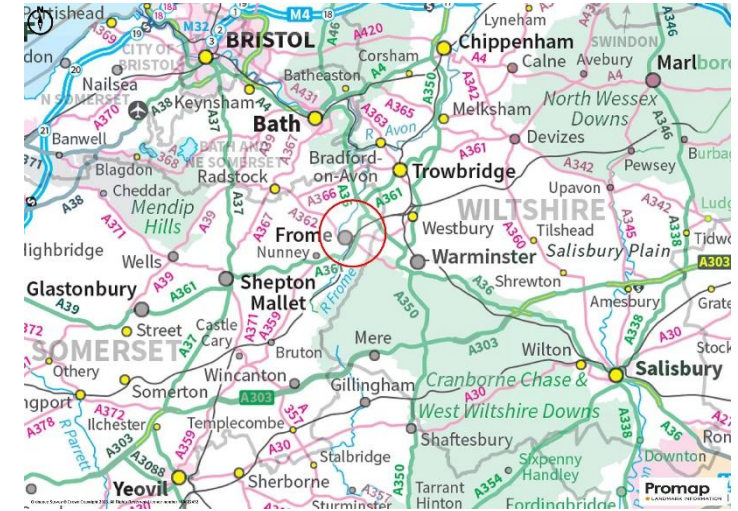
M1 to M6
G1 to G10

Runnymede

Frome
Business
Park

Lyndale





Location

Marston Trading Estate is a well established trading estate on the southern outskirts of Frome, Somerset. There are a range of occupiers including warehousing, manufacturing, retailers, trade suppliers and mixture of property sizes.

Frome is well positioned near the Somerset/Wiltshire border. Frome benefits a train station and good road links to the A361, M4 and A303 making it easily accessible and well suited to both regional and national occupiers.



Local Council: Somerset Council (formerly part of Mendip District Council)

Business Rates: Rateable Value £214,000.
VOA Area 5,014sqm NIA

Services: Mains water, gas, electric and drainage. We understand the current occupiers have an EA permit for discharge of water. Prospective purchasers must satisfy themselves. There is an electricity sub-station (National Grid) situated on the property.

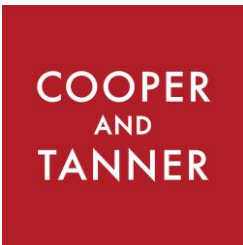
Tenure: Freehold, vacant possession upon completion.

Train Links
Frome

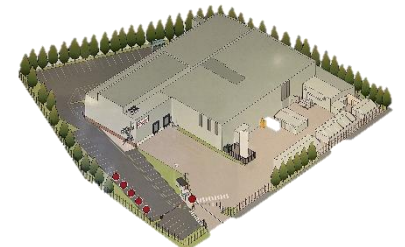
Road Network
A361 > A36

Energy Performance: E/110

Viewings: Strictly by appointment only.
What3Words location -/// idea.tonic.again



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