

**FOR SALE OR TO LET**



**FOR SALE OR TO LET**

Warehouse with Trade Counter &  
Showroom  
18,415 sq ft (1,710.75 sq m)

- Region's Premier Business Park
- Direct Access to A361 (Frome Bypass)
- Adjacent to Screwfix & Howdens
- Detached Building Built 2015
- Ground Floor 10,000 sq ft
- First Floor Mezzanine 8,415 sq ft
- Minimum Eaves Height 6 m

## Commerce Park, Frome

Unit M3/M4, Marshall Way, Commerce Park, Frome, BA11 2FB





## LOCATION

Frome is situated in a strategic location on the Somerset/Wiltshire border with excellent road and rail access to major networks. The M4 is accessed via the A36 and Frome Railway Station offers direct mainline services. Bristol Airport is approximately 30 miles away.

The property is situated at Marshall Way, Commerce Park, amongst many established businesses including Screwfix, Euro Car Parts, Howdens, The HUT Group, Imperial Commercials, Watson Gym Equipment, Kings Storage and EPD Insulation Group. Facilities include the Premier Inn, Frome Flyer Pub, Esso Petrol Filling Station, Budgens Convenience Store, Greggs and Subway.

## DESCRIPTION

Units M3/M4 comprise a detached industrial/warehouse unit of steel frame portal construction with insulated profile steel sheet roof and wall cladding, with a minimum eaves height of 6 metres. It has a smooth finished power floated concrete floor with loading capacity of 30 kn/psm.

The former occupier fitted out the unit including a mezzanine floor for storage and showroom purposes.

There are two loading doors, 4 m wide x 5 m high.

Externally, the units benefit from a shared access and service area with 16 private parking spaces and one lorry space.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## PLANNING

The property has planning consent (Ref: 2017/3367/FUL dated 27 December 2017) for B8 (storage and distribution) with associated Showroom, Trade Counter, offices and ancillary facilities. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 303 8588.

## ACCOMMODATION

Ground Floor	<b>10,000 sq ft</b>	( 929.00 sq m)
First Floor	<b>8,415 sq ft</b>	( 781.75 sq m)
<b>Total</b>	<b>18,415 sq ft</b>	<b>(1,710.75 sq m)</b>

## TENURE

Freehold or New Lease.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

## PRICE

£1.45 million.

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

## RENT

£110,000 per annum exclusive.

## VAT

VAT is payable on the price/rent.

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## BUSINESS RATES

To be assessed.\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

## SERVICES

Mains electricity (3 phase), gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## ENERGY PERFORMANCE

The property has an EPC rating of C63.

## VIEWING

Strictly by appointment only.

Ref: PH/JW/17284-M3/M4

**Disclaimer** Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

