

TO LET



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New Build
Industrial/Warehouse Units
2250 sq ft (209.03 sq m) each

- Popular Regional Business Park
- Facilities Include Shell Petrol Filling Station, Budgens, Greggs, Premier Inn & Frome Flyer Pub
- Minimum Eaves Height 5.1 m
- 4 Allocated Parking Spaces Per Unit

Rockhaven Business Centre, Frome

Units 13 & 14, Rockhaven Business Centre, Malthouse Lane, Commerce Park, Frome, BA11 2FS

LOCATION

Commerce Park is located midway between the M4, M5 and A303 corridors close to the junction of the A36 and A361. Commerce Park is approximately 14 miles south of Bath and 13 miles from the A303 and is situated on the A361 (Frome by-pass), approximately 2 miles south of the A36/A361 junction. Other established businesses at Commerce Park include Screwfix, Euro Car Parts, The Hut Group, EPD Insulation Group and Imperial Commercials.

Rockhaven Business Centre comprises a development of new build industrial/warehouse/business units.

DESCRIPTION

The units comprise steel portal frame construction with insulated profile steel cladding, incorporating translucent roof light panels. Each unit has insulated 3 m x 3.2 m loading doors and LED lighting. The minimum eaves height is 5.1 m.

The units have first floors for additional storage and potential conversion to offices, subject to the statutory consents.

Each unit has 4 car parking spaces.

PLANNING

The development has planning consent for Class E(g) (light industrial/office) and B8 (storage and distribution) uses. 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.

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.

LEASE TERMS

A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent review. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre

RENT

Refer to schedule.

VAT

VAT is payable on the rent.

BUSINESS RATES

Refer to Schedule*.

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

SERVICES

Mains electricity, water and drainage available. FTTP broadband 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

Refer to schedule

VIEWING

Strictly by appointment only.

Ref: PH/GM/JW/17284-RBC

Code for Leasing Business Premises As a 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.



ACCOMMODATION

No.	Floor Areas Sq Ft (Sq M)			Rateable Value (Rates Payable to 31/03/27)	EPC	Rent (£/pa)
	GF	FF	Total			
13	1500 (139.35)	750 (69.68)	2250 (209.03)	£18,000 (£7,776.00)	B26	£18,750
14	1500 (139.35)	750 (69.68)	2250 (209.03)	£18,000 (£7,776.00)	B26	£18,750

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