

TO LET

Industrial/Warehouse/Workshop
Premises
3495 sq ft (324.63 sq m)

- Somerset's Premier Business Park
- Facilities Include Shell Petrol Filling Station, Budgens, Greggs, Premier Inn, Beefeater Pub
- Modern Mid Terrace Unit
- Mezzanine Floor for Storage or Office Upgrade
- 7 parking spaces

Commerce Park, Frome

Unit E3, Southgate, Commerce Park, Frome, BA11 2RY

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.

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. Established businesses at Commerce Park include 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

The property comprises a mid-terrace industrial/warehouse/workshop premises of steel portal frame construction with insulated profile steel elevations and roof. Internally, the accommodation is set out over two floors and consists of a warehouse/workshop and WC at ground floor, with a structural mezzanine at first floor. The minimum eaves height within the warehouse is 5 metres and access is provided by an insulated manual up and over loading door and pedestrian door each in the property's front elevation.

Externally, there is a surfaced forecourt providing loading access and 7 allocated parking spaces.

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 development has planning consent for B1 (light industrial/office), B2 (general industrial) 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.

ACCOMMODATION

Ground Floor	2539 sq ft	(235.84 sq m)
First Floor	956 sq ft	(88.99 sq m)
Total	3495 sq ft	(324.63 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Commerce Park.

RENT

£29,950 per annum exclusive.

VAT

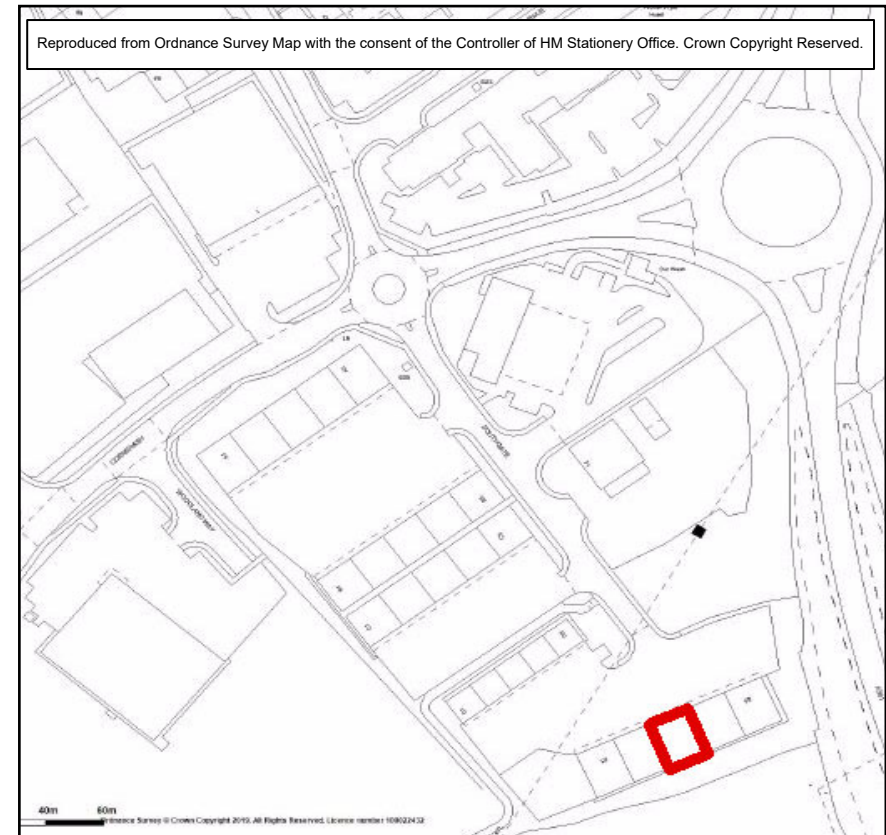
VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

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

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.



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 B49.

VIEWING

Strictly by appointment only.

Ref: GM/JW/17284-E3

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.