



TO LET

Industrial/Warehouse Unit
1955 sq ft (181.69 sq m)

- Minimum Eaves Height 5.1 m
- Mid Terrace Unit
- Built 2015
- Mezzanine Floor
- FTTP Broadband Available

Commerce Park, Frome

Unit L6, New Enterprise Zone, Commerce Park, Frome, BA11 2FB



LOCATION

Frome is a market town with a population of 27,898 (Source: 2021 Census), situated on the East Somerset/West Wiltshire border. It is well positioned for access to the major road networks with the A303. Frome town centre is 1 mile distant and the City of Bath lies 14 miles to the north.

Commerce Park is located midway between the M4, M5 and A303 corridors close to the junction 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, Total Plumbing, Primavera Aromatherapy, Acheson & Acheson and Imperial Commercials. Facilities include the Premier Inn, Frome Flyer Pub, Shell Petrol Filling Station, Budgens Convenience Store, Greggs and Subway.

DESCRIPTION

The property comprises a modern mid terrace industrial unit constructed in 2015. The building is of steel portal frame construction with insulated profile steel clad elevations and roof. Internally, the accommodation is set out as a warehouse/workshop at ground floor with additional storage provided by way of a structural mezzanine floor. There is a DDA compliant WC. Access is provided by a sectional up and over loading door and pedestrian door, both in the property's front elevation.

Externally there is a tarmac surfaced forecourt that provides loading access and parking. There are three 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 New Enterprise Zone units have planning consent for B1 (light industrial) B2 (general industrial) and B8 (storage and distribution) uses under Planning Ref: 2014/0590/FUL. 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 Mallett, BA4 5BT Tel: 0300 303 8588.

ACCOMMODATION

Ground Floor	1299 sq ft	(120.27 sq m)
First Floor	656 sq ft	(60.97 sq m)
Total	1955 sq ft	(181.69 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 Commerce Park.

RENT

£16,250 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

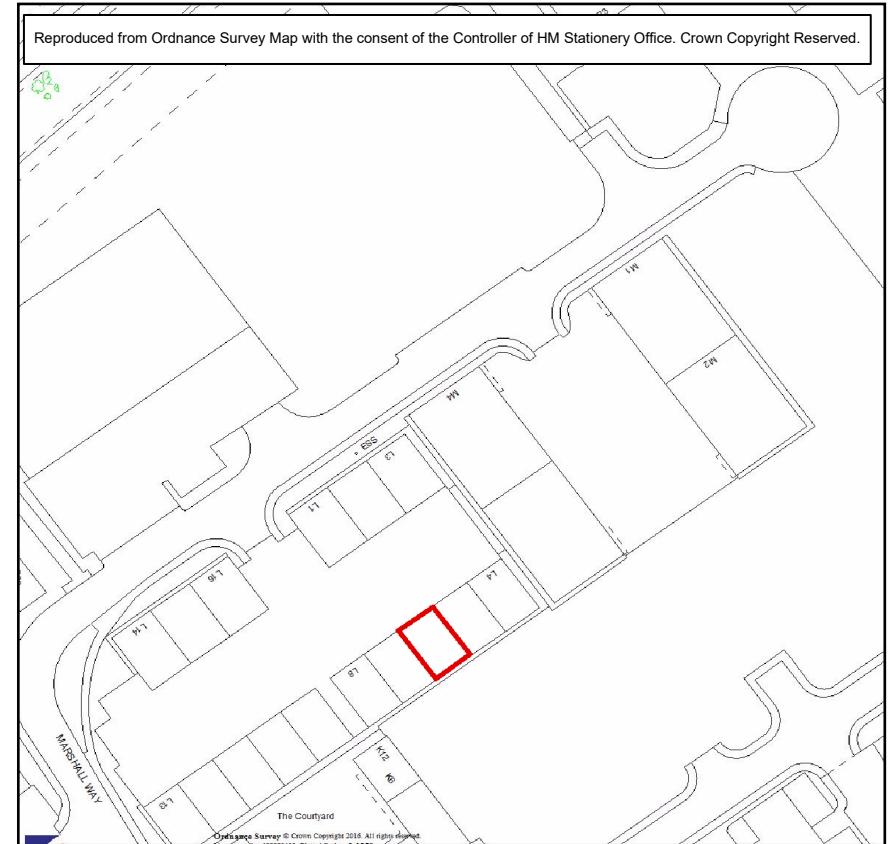
Rateable Value: £12,500.*

Rates payable for year ending 31/03/26:
£6,237.50.**

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

**This property may qualify for Small Business Rates Relief.

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 D77.

VIEWING

Strictly by appointment only.

Ref: GM/JW/17284-L6

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