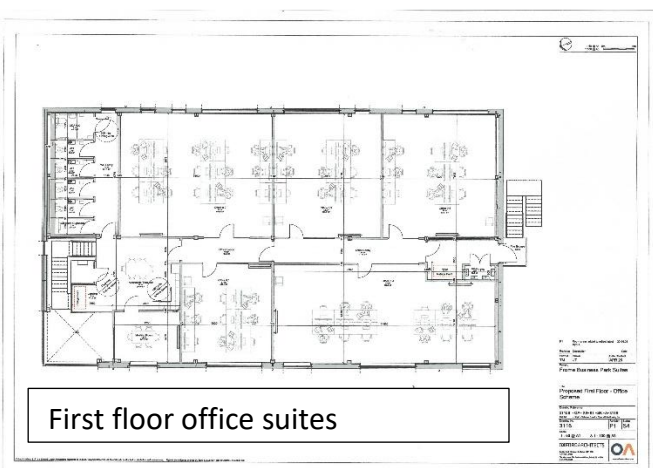
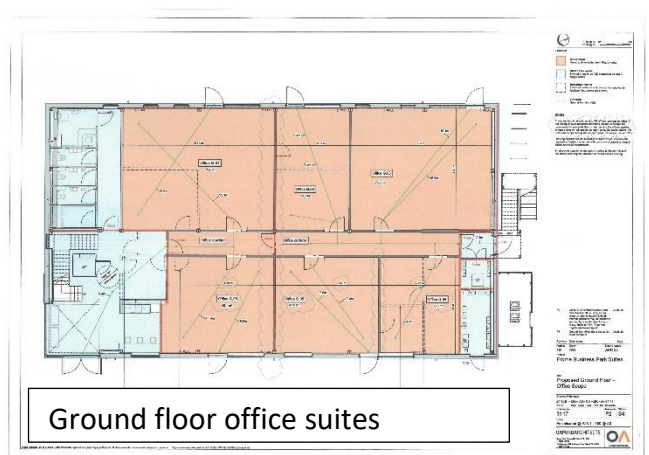


Ground and First floor offices, Frome Business Park Suites, Frome, BA11 4FN



First floor office suites



Ground floor office suites

To Let – From £1,357.50 pcm + VAT

Ground and first floor offices
Frome Business Park Suites
Frome
Somerset
BA11 4FN

To Let – From £1,357.50 pcm + VAT

Location

What3Words [///float.novel.powers](https://float.novel.powers)

Located on the popular Marston Trading Estate on the south western side of the market town of Frome which has an existing population of circa 21,000 and has excellent road and rail connections to Bath, Bristol and beyond.

Description

These brand-new purpose-built offices are located on the former Tool and Guage site on the Marston Trading Estate.

The offices are set out over two floors and come with allocated parking.

The offices will be available from the end of the summer 2026. Rent will include electric, water and drainage.

Tenant will be responsible for their own Wi-Fi and business rates.

Planning:

We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses.

VAT

We understand that the Property is elected for VAT.

Business Rates

Rateable Value T B C.

Small Business Rates Relief may apply and interested parties should apply with Somerset Council.

Services

We understand the unit benefits from connection to mains water, drainage, and electricity. Services and appliances not tested.

EPC Rating

Commercial Energy Efficiency Rating of TBC

Tenure

Leasehold.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

| Office Number | Size | Rent (ex VAT) | Availability |
|--------------------|---------------------|------------------|------------------|
| Suite G01 | 857 ft ² | £3,213.75 | Available |
| Suite G02 | 423 ft ² | £1,586.25 | Available |
| Suite G03 | 813 ft ² | £3,048.75 | Available |
| Suite G04 | 362 ft ² | £1,357.50 | Available |
| Suite G05 | 471 ft ² | £1,766.25 | Available |
| Suite G06 | 485 ft ² | £1,818.75 | Available |
| FIRST FLOOR | | | |
| Suite 1 | 402 ft ² | £1,507.50 | Available |
| Suite 2 | 859 ft ² | £3,221.25 | Available |
| Suite 3 | 607 ft ² | £2,276.25 | Available |
| Suite 4 | 940 ft ² | £3,525 | Available |
| Suite 5 | 632 ft ² | £2,370 | Available |

COMMERCIAL

Telephone 0345 034 7758

First Floor Office Suite, 1 Mendip Avenue, Shepton Mallet, BA4 4PE

commercial@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers 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.

