

1st Floor Studio Spaces, Westway Workspace

Westway Precinct, Frome, Somerset, BA11 1BS

COOPER
AND
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To Let – Rents from £650 PCM

1st floor Studio Spaces Westway Workspace Frome Somerset BA11 1BS

To Let – Rents from £6

Description

Newly refurbished first floor office/studio space which has been finished to an excellent standard. Offices are available immediately on an annual License to Occupy.

Each office has individual radiators, natural light, private broadband and benefits from being able to use meeting room and kitchen.

All services are included within the monthly rental. The only additional expense to the tenant will be business rates, however each tenant should enquire with Somerset Council in respect of Small Business Rates Relief.

Available offices are;

Studio 6	18.6m ²	200.37ft ² £650 PCM + VAT
Studio 7	20.4m ²	219.58ft ² £650 PCM + VAT
Studio 9	18.36m ²	197.62ft ² £650 PCM +VAT
Studio 3	22.5m ²	242.24ft ² £800 PCM +VAT
Studio 2	31.07m ²	334.47ft ² £750 PCM +VAT

Lease Terms

The asking rent is predicated on a lease on broadly the following terms:-

- Immediately available on 12 month License to Occupy.
- To be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Subject to references/credit checks.

Commercial Lease Code

The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copy of the code is available via:

<http://www.leasingbusinesspremises.co.uk>

Location: What3Words

[///clues.worth.mock](http://clues.worth.mock)

Located in the popular Westway precinct in Frome just off the Market Place and next to Cork Street.

VAT

We understand that VAT is payable on the rent.

Business Rates

To be confirmed.

Services

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

EPC Rating

Commercial Energy Efficiency T B C

Viewings: By appointment

Only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

COMMERCIAL

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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.



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