



**The Former Timber Yard
Buckland Down
Frome
Somerset
BA11 2RG**

Storage Buildings with Offices & Yard

9,063 sq ft on 1 acre (841.97SqM on 0.40 Ha)

- Located on A362 between Radstock & Frome
- Range of Storage Buildings
- Office Facility on Site
- Generous Yard Areas

LOCATION

The property is strategically located just off the A362 between Radstock (approximately 3 miles NW) and Frome (4.5 miles SE).

DESCRIPTION

The property comprises a range of storage buildings with an office facility incorporating kitchen, meeting rooms and W/Cs.

Externally there are generous yard areas with a mix of compressed hardcore and concrete surfaces.

The yard and buildings can be serviced independently with its own access from the public highway.

TENURE

The property is available to rent on flexible terms to be agreed.

RENT

Rent will be subject to the extent of occupation.

SERVICE CHARGE

A service charge will be levied for the maintenance of the common parts of the estate.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

SERVICES

Three phase electricity is available. Prospective occupiers should make their own enquiries regarding the condition and capacity of services depending on their intended use.

PLANNING

The most recent use of the site was as a timber manufacturing, storage and open storage facility. Prospective occupiers should make their own enquiries regarding their intended use of the premises.

ACCOMMODATION

	Sq M	Sq Ft
Storage Buildings	758.17	8,161
Offices	83.89	903
Total	841.97	9,064
Site Area	0.40 Ha	1 acre

BUSINESS RATES

Please apply to the agents for more information.

VAT

All prices quoted are exclusive of VAT.

EPC

EPCs are being commissioned where appropriate.

VIEWINGS

Viewings to be made through the agents, Carter Jonas 0117 922 1222.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

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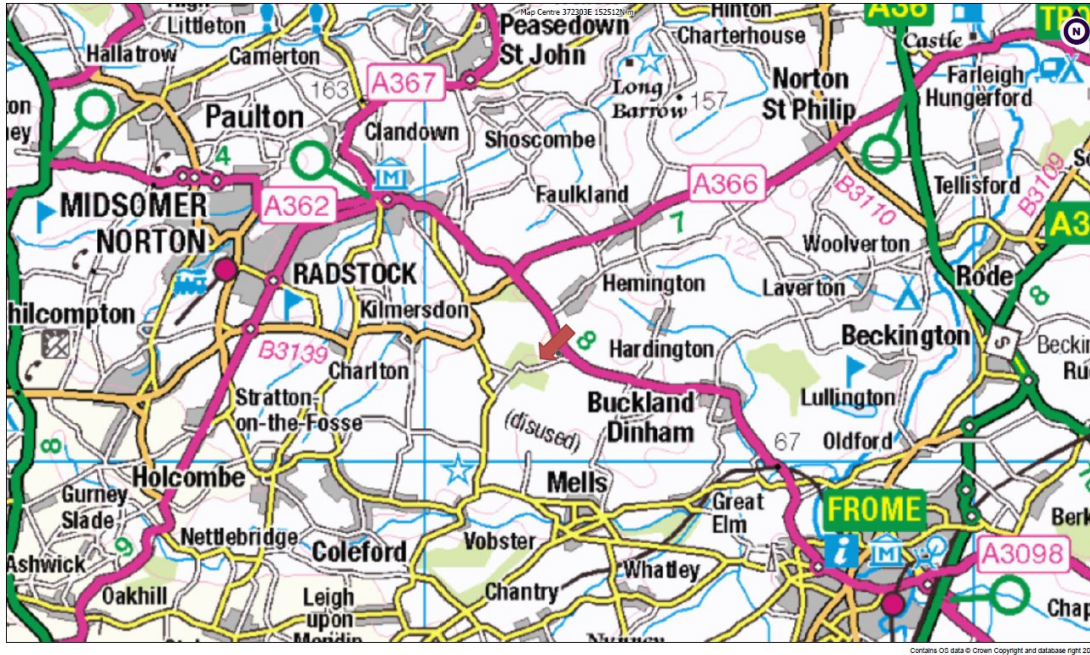
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December 2024

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