



**STERLING
INDUSTRIAL**

TO LET INDUSTRIAL PREMISES

BA11 3DT

**UNIT 16, VALLIS MILLS INDUSTRIAL ESTATE,
ROBINS LANE, FROME, SOMERSET**

APPROXIMATELY 540.98 SQ M (5,821 SQ FT)

LOCATION

Frome is a busy East Somerset market town with a population of approximately 25,000. It serves a large catchment area along the Somerset/Wiltshire border, which includes the cities of Bath (15 miles) and Wells (15 miles) and the towns of Warminster (7 miles), Trowbridge (8 miles) and Salisbury (18 miles). Frome is accessed via the A361, which provides excellent transport links north to the M4 motorway and south to the A303 and A350. The Vallis Mills Trading Estate is situated one mile to the west of the town centre, just off the A362 Radstock Road. It is one of the principal industrial estates within Frome, with occupiers including the Royal Mail, AJ Reynolds Truck Services, Vallis Autos and Liberty Gymnastics.

DESCRIPTION

Unit 16 is a corner unit suitable for use as a workshop or a warehouse though has recently been used for gymnasium use. There is a sectional up & over loading door in the front of the unit measuring approximately 4.35m (14ft 3ins) width x 4.50m (14ft 9ins) high. In the rear elevation is a steel roller shutter door approximately 3.25 m (10 ft 7ins) width x 3.7m (12 ft 1 ins) high The unit has high bay lighting and 2 gas fired warm air blowers.. The internal fit out includes an office, male and female toilets and a kitchen.

DIRECTIONS

From Frome town centre travel along the A362, named as Christchurch Street West. Vallis Road is signposted to Radstock. Turn left into Robins Lane and the estate is found immediately to your right.



Just Off The A362

**Industrial Unit
With Class D2 Use**

Good open plan space

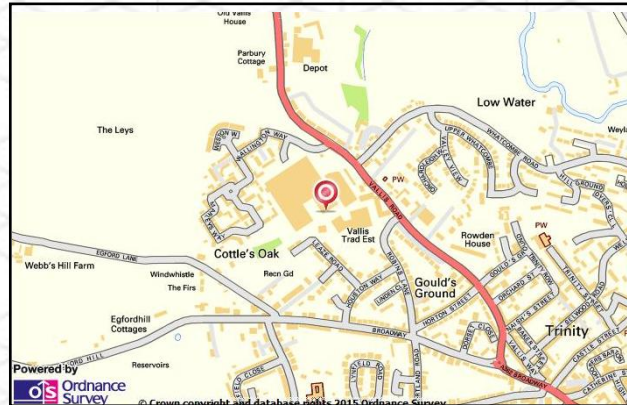




ACCOMMODATION

In accordance with the RICS Code of Measuring Practise 6th Edition the property has been measured on a gross internal area basis as follows:

Unit 16	Sq M	Sq Ft
Ground floor workshop / warehouse, offices	540.98	5,821



RENTAL

£30,000 per annum exclusive of VAT

SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The budget service charge for 2017 is £2,133 exclusive of VAT.

OTHER LEASE TERMS

The Tenant shall accept full responsibility for repairs to the property during the lease term. A rental deposit may be required.

The Landlord will recover its costs in insuring the buildings. Insurance cost for 2017 year is £1,110.69 exclusive of VAT

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating:- Band C (73). Full copies of the EPCs are available for inspection if required

RATING ASSESSMENT

Unit 16 has a total Rateable Value of £21,150

VAT

All figures are quoted exclusive of VAT

LEGAL COSTS

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required. If the Tenant should require amendment of the Landlord's standard tenancy a charge may be administered

VIEWING

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