

WAREHOUSE / INDUSTRIAL UNIT - TO LET



huwthomascommercial.com

01249 704345



INDUSTRIAL / WAREHOUSE UNIT

8,408 Sq Ft
781.39 Sq M

- Good clear span space
- Front & rear loading doors
- Mezzanine office
- To let on new lease
- £56,750 + VAT

UNIT 1, VALLIS TRADING ESTATE, ROBINS LANE, FROME, SOMERSET, BA11 3DT

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 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, Alliance Healthcare, Aggregate Industries and Liberty Gymnastics.



DESCRIPTION

The unit is of portal frame construction with elevations of rendered brickwork under a pitched roof with skylights.

It is a very good regular shape industrial / warehouse unit with loading doors in both its front and rear elevations. Both doors are approximately 4.65m high x 4.86m wide, with the rear door benefitting from an external canopy over it.

Internally the unit is fitted with Hi – bay lighting; gas fired warm air heating and has the benefit of a small office at mezzanine floor level.



Warehouse



First floor office

ACCOMMODATION

The unit has the following approximate gross internal floor area.

Floor	Sq M	Sq Ft
Ground	755.82	8,133
Mezzanine	25.57	275
TOTAL	781.39	8,408

TERMS

The unit is available by way of a new lease for a minimum period of five years.

Any lease granted will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£56,750 per annum exclusive of VAT.

VAT at the standard rate is payable on the rent.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the common areas of the Vallis Estate. Further details can be obtained from the agent.

The service charge is subject to VAT at the standard rate.

SERVICES

We are informed that all mains services are available at the unit.

No tests have been undertaken on the services supplied. We recommend that prospective tenants undertake their own test to confirm supplies comply with current regulations and meet their occupational requirements.

BUSINESS RATES

The Valuation Office Agency website, lists the unit as currently having a Rateable Values as follows –

Unit	Rateable Value
1	£25,000

ENERGY PERFORMANCE CERTIFICATE

The Unit has been assessed for Energy efficiency and has been given a rating of 100 within Band D.

A copy of the EPC and Recommendation Report will be available from the agents on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via Joint Agents

Huw Thomas of Huw Thomas Commercial

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Details prepared July 2022



Interior showing first floor office

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Rear loading door with canopy over.

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