

## Unit B5, Southgate, Commerce Park, Frome, BA11 2RY

Prominent Modern Warehouse

With Good Quality Offices

Ground Floor Warehouse/Workshop 2017 sq ft (187.39 sq m)

First Floor Office & Storage 1753 sq ft (162.86 sq m)

Total 3770 sq ft ( 350.23 sq m)

**For Sale**



## LOCATION

Frome is situated in a strategic location on the Somerset/Wiltshire border with excellent road and rail access to major networks. The M4 is accessed via the A36 and Frome Railway Station offers direct mainline services. Bristol Airport is approximately 30 miles away.

## SITUATION

Commerce Park is located midway between the M4, M5 and A303 corridors close to the junction of the A36 and A361. Commerce Park is approximately 14 miles south of Bath and 13 miles from the A303 and is situated on the A361 (Frome by-pass), approximately 2 miles south of the A36/A361 junction. Other established businesses at Commerce Park include Screwfix, Euro Car Parts, Total Plumbing, Primavera Aromatherapy, Acheson & Acheson and Imperial Commercials. Facilities include the Premier Inn, Frome Flyer Pub, Shell Petrol Filling Station, Budgens Convenience Store, Greggs and Subway.

## DESCRIPTION

The property comprises a modern end of terrace industrial/warehouse unit, situated in a desirable position, directly opposite the turning into the Shell Filling Station and other retail outlets. The building is of steel portal frame construction with insulated profile steel roof and elevations. Internally the accommodation is set over two floors with the workshop/warehouse at ground floor and good quality offices and additional storage at first floor level. The unit is accessed by an electric up and over loading and pedestrian doors in the front elevation. The office accommodation is fitted to a high standard, with suspended ceilings, Category II lighting, carpeted floor, air conditioning, modern data cabling and a security alarm system. The property also benefits from two WC's and a kitchenette.

Externally there is a tarmacadam forecourt providing loading access and 7 car parking spaces.

## ACCOMMODATION

Warehouse/Workshop	<b>2017 sq ft</b>	(187.39 sq m)
First Floor Office	<b>750 sq ft</b>	( 69.68 sq m)
Mezzanine Workshop/Storage	<b>1003 sq ft</b>	( 93.18 sq m)
<b>Total</b>	<b>3770 sq ft</b>	<b>(350.25 sq m)</b>

## TENURE

Freehold.

There is a service charge payable for the upkeep and maintenance of the common areas of the Estate.

## PRICE

**£345,000.**

## VAT

VAT is payable on the sale price.

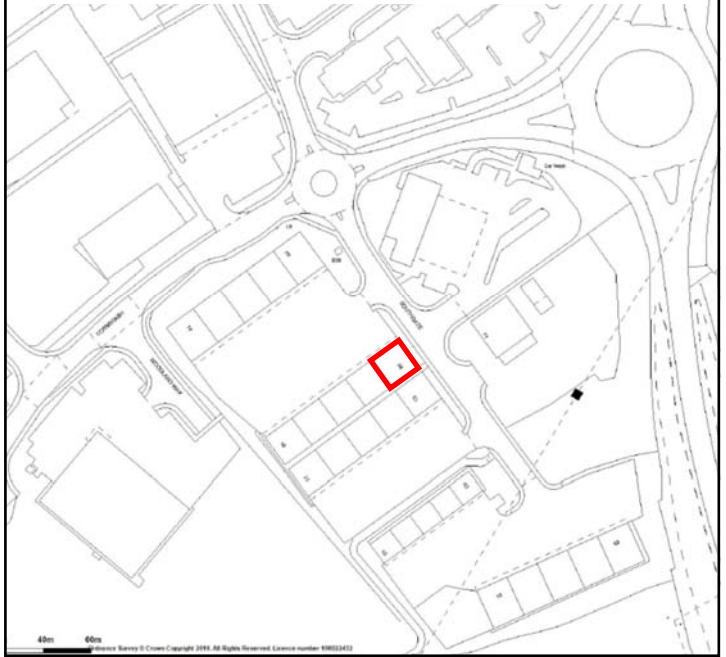
## BUSINESS RATES

Rateable Value: £17,000.\*

Rates payable for year ending 31/03/21: £8,483.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

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## SERVICES

Mains electricity (3 phase), gas, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset, BA4 5BT. Tel: 01749 648999.

## MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## ENERGY PERFORMANCE

The property has an EPC rating of D76.

## VIEWING

Strictly by appointment only. Contact Gary Mead on 01722 337577.

Ref: GM/JW/17284-B5

## CODE FOR LEASING BUSINESS PREMISES

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).

## DISCLAIMER

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