

# Myddelton&Major

TO LET



Unit N3, Marshall Way, Commerce Park,  
Frome, BA11 2FB

Industrial/Warehouse Unit  
2250 sq ft (209.02 sq m)

Modern Unit on Popular  
Regional Business Park



## Location

Frome is a market town with a population of 27,898 (Source: 2021 Census), situated on the East Somerset/West Wiltshire border. It is well positioned for access to the major road networks with the A303. Frome town centre is 1 mile distant and the City of Bath lies 14 miles to the north.

Commerce Park is located midway between the M4, M5 and A303 corridors close to the junction 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. 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.

The property is situated in terrace of 5 units at the end of Marshall Way, adjacent to Screwfix.

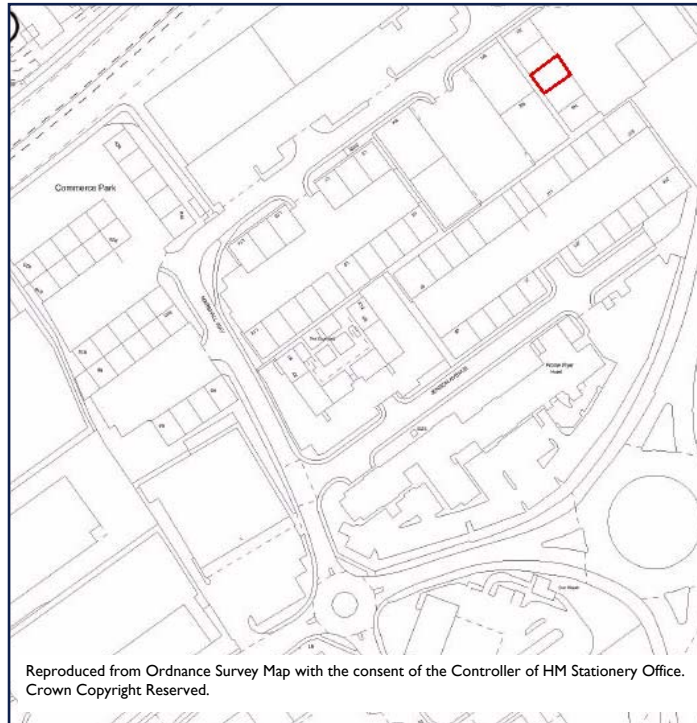
## Description

The property comprises a mid terrace warehouse of steel portal frame construction with insulated profile steel wall and roof cladding. The property has an epoxy resin painted concrete floor, painted blockwork walls, mezzanine floor, LED lighting throughout, electric security shutters, an electrically operated loading door and a DDA compliant WC.

Externally there is a tarmacadam forecourt providing access for loading and 3 parking spaces.

## Planning

The property has planning consent for B1, B2 & B8 use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 303 8588.



## Accommodation

Ground Floor Warehouse	<b>1500 sq ft</b>	(139.35 sq m)
First Floor Mezzanine	<b>750 sq ft</b>	( 69.67 sq m)
<b>Total</b>	<b>2250 sq ft</b>	<b>(209.02 sq m)</b>

## Money Laundering Regulations

Purchasers/Tenants 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.

## 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).

## Lease Terms

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Park.

## Rent

£18,750 per annum exclusive.

## VAT

VAT is payable on the rent.

## Business Rates

To be assessed.\*

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

## Services

Mains electricity (3 phase), 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.

## Energy Performance

The property has an EPC rating of A23.

## Viewing

Strictly by appointment only.

Ref: PH/EDB/JW/17284-B5A-N3

## Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.