



TO LET

Industrial/Warehouse Unit
1500 sq ft
(139.35 sq m)

- New Business Centre
- Established Business Park
- Minimum Eaves Height 16' 9" (5.1 m)
- Allocated Parking

Rockhaven Business Centre, Frome

Unit 28, Rockhaven Business Centre, Malthouse Lane, Commerce Park, Frome, BA11 2FS



LOCATION

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, The Hut Group, EPD Insulation Group and Imperial Commercials. Facilities include the Premier Inn, Frome Flyer Pub and Petrol Filling Station.

Rockhaven Business Centre is a new modern development of light industrial/warehouse units built in 2024.

DESCRIPTION

The unit comprises a newly constructed light industrial/warehouse unit of steel portal frame with insulated profile steel cladding to walls and roof, incorporating translucent roof light panels and part brick elevations. The unit has an insulated 3 m x 3.2 m loading door, LED lighting and DDA compliant WC. The unit has a first floor for additional storage and potential conversion to offices, subject to the necessary consents.

The unit has allocated car parking spaces.

Ref: GM/JW/17284- RBC-26-28

PLANNING

The development has planning for Class E(g) (i & iii) (light industrial and office) and Class B8 (storage and distribution) uses under planning reference 2021/0137/FUL. 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.

LEASE TERMS

The property is available by way of new full repairing and insuring lease(s) for a term of years 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 Centre.

RENT

Refer to Schedule.

VAT

VAT is payable on the rent.

BUSINESS RATES

Refer to Schedule.

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

**This property may qualify for Small Business Rates Relief.

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

Refer to Schedule.

VIEWING

Strictly by appointment only.



ACCOMMODATION

Unit No.	Floor Areas Sq Ft (Sq M)			Rateable Value* (Rates Payable for Year Ending 31/03/26**)	EPC	Rent (£/pa)
	GF	FF	Total			
26	750 (69.68)	375 (34.84)	1125 (104.51)	£8,700 (£4,341.30)	B30	LET
27	1000 (92.90)	500 (46.45)	1500 (139.35)	£11,500 (£5,738.50)	B29	LET
28	1000 (92.90)	500 (46.45)	1500 (139.35)	£11,500 (£5,738.50)	B29	£14,500

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.

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