



TO LET

Industrial/Warehouse Units
1125 to 2625 sq ft
(104.51 to 243.86 sq m)

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

Rockhaven Business Centre, Frome

Units 3 & 6, 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 units comprise newly constructed light industrial/warehouse units of steel portal frame with insulated profile steel cladding to walls and roof, incorporating translucent roof light panels and part brick elevations. The units have insulated 3 m x 3.2 m loading doors, LED lighting and DDA compliant WC. The units have a first floor for additional storage and potential conversion to offices, subject to the necessary consents. The units have allocated car parking spaces.

PLANNING

The development has planning for B1 (light industrial) and 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.

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.

LEASE TERMS

The properties will be 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.

Ref: GM/JW/17284-RBC-2-7



ACCOMMODATION

No.	Floor Areas Sq Ft (Sq M)			Rateable Value (Rates Payable to 31/03/27)	EPC	Rent (£/pa)
	GF	FF	Total			
2	1000 (92.90)	500 (46.45)	1500 (139.35)	£13,500 (£5,832.00)	B31	LET
3	1000 (92.90)	500 (46.45)	1500 (139.35)	£13,500 (£5,832.00)	B31	£14,500
6	750 (69.67)	375 (34.84)	1125 (104.51)	£10,250 (£4,428.00)	B32	LET
7	1500 (139.35)	500 (46.45)	2000 (185.80)	£17,500 (£7,560.00)	B27	LET

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.

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.