

**Unit R7, Enterprise Zone,
Commerce Park, Frome, BA11 2FE**

Industrial/Warehouse Unit

1519 sq ft

(141.11 sq m)

To Let



LOCATION

Frome is situated in a strategic location on the Somerset/Wiltshire borders 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. Commerce Park is situated on the A361 (Frome by-pass), approximately 2 miles south of the A36/A361 junction.

Other established businesses at Commerce Park include the Premier Inn, Screwfix, Euro Car Parts, Primavera Aromatherapy, Acheson & Acheson and Imperial Commercials.

DESCRIPTION

Commerce Park offers high specification industrial/warehouse units with Enterprise Zone units comprising 5 metre minimum eaves height, 3 metre x 4 metre roller shutter loading doors and a floor loading capacity of 20 kn/sq m. Each unit is allocated 3 parking spaces.

The unit benefits from a storage mezzanine.

ACCOMMODATION

Ground Floor	1005 sq ft	(93.36 sq m)
First Floor	514 sq ft	(47.75 sq m)
Total	1519 sq ft	(141.11 sq m)

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 for the maintenance and upkeep of the common areas of the development. transaction.

RENT

£8,900 per annum exclusive.

VAT

Rent subject to VAT.

BUSINESS RATES

Rateable Value: £6,300.*

Rates payable for year ending 31/03/19: £3,024.**

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

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

SERVICES

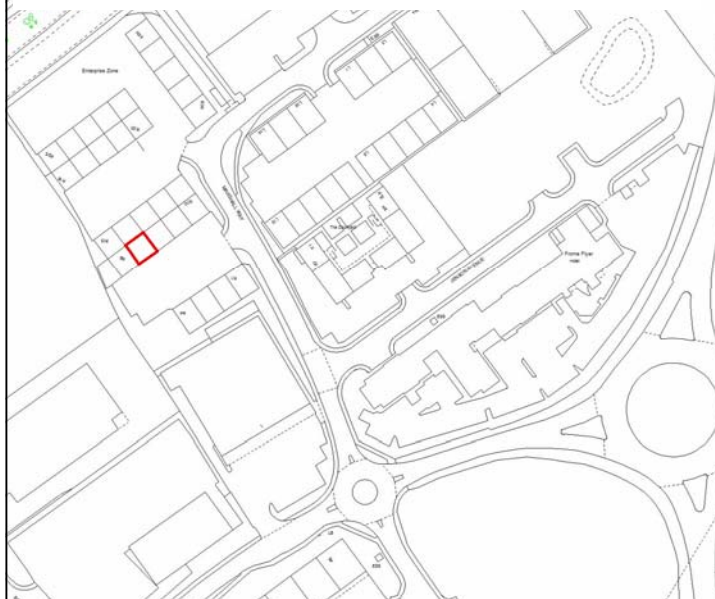
Mains electricity, gas, water and drainage available.

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.

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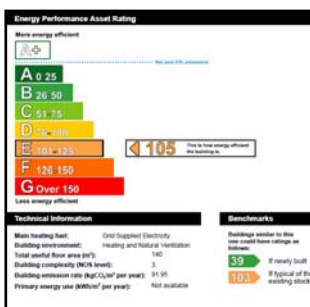


VIEWING

Strictly by appointment only through, Rachael Wythe, Tel: 01722 337577.

Ref: PH/DS/RW/JW/17284-R7

ENERGY PERFORMANCE



Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

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