

6 Whitworth Road, Marston Trading Estate, Frome, BA11 4BY

Warehouse/Workshop & Office Premises 3530 sq ft (320.02 sq m)

For Sale



01722 337577 www.myddeltonmajor.co.uk

LOCATION

Frome is situated in a strategic location on the Somerset/Wiltshire border with excellent road and rail links to major networks. The M4 is accessed via Junction 18, which lies approximately 23 miles north and the A303 lies approximately 40 miles south east. Frome Railway Station offers direct mainline services and Bristol Airport is 30 miles north west. The World Heritage City of Bath is 14 miles due north.

SITUATION

Whitworth Road is situated on the long established Marston Trading Estate, the main industrial/business location in Frome. Marston Trading Estate is 1 mile from Frome town centre, located on the southern outskirts, which links with the A361 bypass via the B3092, providing access to Shepton Mallet to the west and Trowbridge to the north. Wessexfields Retail Park abuts the Trading Estate, which is home to major occupiers such as MacDonalds, KFC, Carphone Warehouse, Halfords and Homebase.

DESCRIPTION

The property comprises a modern detached warehouse/workshop premises of steel portal frame construction with a combination of block and insulated profile steel clad elevations beneath an insulated steel pitched roof. The floor is of concrete construction and loading access is provided by two full height electric roller shutter doors. The height to the underside of the first floor is 3.46 m. Internally the accommodation is set out as warehouse/ workshop and office space at ground floor, with a full mezzanine floor providing a full range of offices, kitchen & WC's at first floor. The office specification includes fitted carpets, suspended ceilings with recessed lighting, data and telecom trunking and several air conditioning/heating units.

Externally there is a tarmacadam surfaced yard, enclosed by palisade fencing, which provides parking for 7 vehicles.

ACCOMMODATION

Ground Floor

Warehouse/Workshop & Offices 1765 sq ft (164.01 sq m)

First Floor

Office & Amenities 1765 sq ft (164.01 sq m)

Total Floor Area 3530 sq ft (328.02 sq m)

TENURE

Freehold.

PRICE

£295,000.

VAT

Price exclusive of VAT (if applied)

BUSINESS RATES

Rateable Value: £19,250.*

Rates payable for year ending 31/03/19: £9,240.

*Interested parties should satisfy themselves that the Bateable Value/Bates Payable are correct

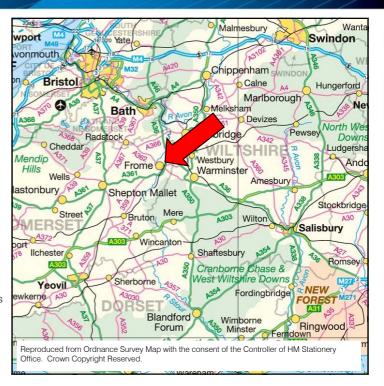
SERVICES

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.

Regulated by the RICS.





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.

VIEWING

Strictly by appointment only. Contact Philip Holford or Gary Mead on 01722 337577.

Ref: PH/DS/GM/JW/18780

ENERGY PERFORMANCE



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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