

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

Warehouse/Workshop & Office Premises

3530 sq ft (320.02 sq m)

For Sale



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 tarmac 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)
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First Floor

Office & Amenities	1765 sq ft	(164.01 sq m)
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Total Floor Area	3530 sq ft	(328.02 sq m)
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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 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.

Regulated by the RICS.

