

**Unit J12, Jenson Court,  
Jenson Avenue, Commerce Park,  
Frome, BA11 2FQ**

New Industrial/Warehouse Unit

1875 sq ft

(174.19 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 or the A350 and Frome Railway Station offers direct mainline services. Bristol Airport is approximately 30 miles away.

## SITUATION

Commerce Park is approximately 14 miles south of Bath and 13 miles from the A303 and is situated on the A361 (Frome Bypass), approximately 2 miles south of the A36/A361 junction.

Other established businesses at Commerce Park include Screwfix, Storagebase, Cox & Cox and Euro Car Parts. Facilities include a Premier Inn Hotel and Public House. There is also a petrol filling station with convenience store.

## DESCRIPTION

Jenson Court is a 21 unit development of B1/B2 & B8 units. Unit J12 has a minimum eaves height of 5.1 metres, a 3 m wide x 3.2 m sectional up and over loading door and a floor loading capacity of 20 kn/sq m. The mezzanine has a loading capacity of 3.5 kn/sq m. The unit has 3 allocated parking spaces.

## ACCOMMODATION

Ground Floor	1250 sq ft	(116.13 sq m)
First Floor	625 sq ft	( 58.06 sq m)
<b>Total</b>	<b>1875 sq ft</b>	<b>(174.19 sq m)</b>

## 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 payable for the maintenance and upkeep of the common areas of the Estate.

## RENT

£11,750 per annum exclusive.

## VAT

VAT is payable on the rent.

## BUSINESS RATES

To be assessed.\*

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

## 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, BA4 5BT. Tel: 01749 648999.



## VIEWING

Strictly by appointment only. Contact Gary Mead on 01722 337577. Email: garymead@myddeltonmajor.co.uk,

Ref: GM/JW/17284-A1/A2-J12

## 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](http://www.leasingbusinesspremises.co.uk).

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