

ROCKHAVEN BUSINESS CENTRE

COMMERCE PARK FROM BA11 2FS

75%
SOLD



Indicative image

FOR SALE - READY FOR OCCUPATION

30 UNITS from 1125 to 2250 SQ FT



LOCATION

Frome is situated in a strategic location on the Somerset/Wiltshire border located midway between the M4, M5 and A303 corridors close to the junction of the A36 and A361. The M4 is accessed via the A36 and Frome Railway Station offers direct mainline services. Bristol Airport is approximately 30 miles away.

Rockaven Business Centre is approximately 14 miles south of Bath and 13 miles from the A303 and is situated at Commerce Park Frome on the A361 (Frome by-pass), approximately 2 miles south of the A36/A361 junction. Established businesses at Commerce Park include Screwfix, Euro Car Parts, Total Plumbing, Primavera Aromatherapy, HUT Group and Imperial Commercial. Facilities include the Premier Inn, the Frome Flyer Pub, Shell Petrol Filling Station, Budgens Convenience Store, Greggs and Subway.

SPECIFICATION

- Merlin Grey insulated roof and wall cladding.
- Multi wall poly carbonate roof lights.
- Buff brickwork panels and double glazed aluminium doors and windows.
- Smooth finished power floated concrete floor.
- Sectional overhead insulated colour coated steel loading door 3m wide by 3.2m high.
- LED floodlights above loading doors and internal LED lighting.
- 38 mm HD timber boarded first floor.
- DDA compliant WC.
- Floor loading, ground floor 20 kn/sqm; first floor 3.5 kn/sq m.
- All units with 3 phase power except the 1125sqft units (single phase).
- Mains water and drainage available for connection.
- BT fibre to premises FTTP available for connection.

FOR SALE - READY FOR OCCUPATION

30 UNITS from 1125 to 2250 SQ FT

FLOOR AREAS

	Unit	Ground Floor	First Floor	Total	Parking
A	1	750 sq ft	375 sq ft	1,125 sq ft	2
	2	1,000 sq ft	500 sq ft	1,500 sq ft	3
	3	1,000 sq ft	500 sq ft	1,500 sq ft	3
	4	1,500 sq ft	500 sq ft	2,000 sq ft	4
	5	750 sq ft	375 sq ft	1,125 sq ft	2
	6	750 sq ft	375 sq ft	1,125 sq ft	2
	7	1,500 sq ft	500 sq ft	2,000 sq ft	4
	8	1,000 sq ft	500 sq ft	1,500 sq ft	3
	9	1,000 sq ft	500 sq ft	1,500 sq ft	3
	10	750 sq ft	375 sq ft	1,125 sq ft	2
B	11	1,500 sq ft	750 sq ft	2,250 sq ft	5
	12	1,500 sq ft	750 sq ft	2,250 sq ft	4
	13	1,500 sq ft	750 sq ft	2,250 sq ft	4
	14	1,500 sq ft	750 sq ft	2,250 sq ft	4
	15	1,500 sq ft	750 sq ft	2,250 sq ft	6
C	16	1,000 sq ft	500 sq ft	1,500 sq ft	3
	17	750 sq ft	375 sq ft	1,125 sq ft	2
	18	750 sq ft	375 sq ft	1,125 sq ft	2
	19	750 sq ft	375 sq ft	1,125 sq ft	2
	20	1,000 sq ft	500 sq ft	1,500 sq ft	3
D	21	750 sq ft	375 sq ft	1,125 sq ft	2
	22	1,000 sq ft	500 sq ft	1,500 sq ft	3
	23	1,000 sq ft	500 sq ft	1,500 sq ft	3
	24	1,000 sq ft	500 sq ft	1,500 sq ft	3
	25	750 sq ft	375 sq ft	1,125 sq ft	2
	26	750 sq ft	375 sq ft	1,125 sq ft	2
	27	1,000 sq ft	500 sq ft	1,500 sq ft	3
	28	1,000 sq ft	500 sq ft	1,500 sq ft	3
	29	1,000 sq ft	500 sq ft	1,500 sq ft	3
	30	750 sq ft	375 sq ft	1,125 sq ft	2



FOR SALE - READY FOR OCCUPATION

30 UNITS from 1125 to 2250 SQ FT

ROCKHAVEN AVENUE



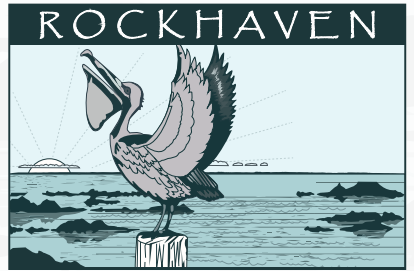
FROME TOWN CENTRE

ROCKHAVEN BUSINESS CENTRE

PREMIER INN



Another Development by:



Business Rates

To be assessed.

Planning

Planning consent has been granted for uses within B1 (light industrial/office) and B8 (storage/distribution).

Energy Performance

Certificates will be supplied on practical completion.

Tenure

Freehold.

Service Charge

There will be a service charge payable towards the upkeep and maintenance of the common areas of Commerce Park.

VAT

Price subject to VAT.

Contact

Gary Mead 07387 024 169 garymead@myddeltonmajor.co.uk

Philip Holford 07909 555 777 philipholford@myddeltonmajor.co.uk

Myddelton & Major

01722 337577

www.myddeltonmajor.co.uk

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. ii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iii) the purchaser must satisfy themselves by inspection or otherwise.

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.

Myddelton&Major

Rockhaven Business Centre, Malthouse Lane, Commerce Park, Frome, BA11 2FS

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)	Quoting Price (Exclusive of VAT)
Block A				
1	750	375	1125	Sold
2	1000	500	1500	Sold
3	1000	500	1500	Sold
4	1500	500	2000	Sold
5	750	375	1125	Sold
6	750	375	1125	Sold
7	1500	500	2000	Sold
8	1000	500	1500	Sold
9	1000	500	1500	Sold
10	750	375	1125	Sold

- Schedule to be read in conjunction with our brochure.
- Measurements quoted on a Gross Internal Area basis, according to the architect's plans.
- **Price subject to VAT.**

Ref: PH/JW/17284-RBC

**Rockhaven Business Centre,
Malthouse Lane, Commerce Park, Frome,
BA11 2FS**

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)	Quoting Price (Exclusive of VAT)
Block B				
11	1500	750	2250	Sold
12	1500	750	2250	£330,000
13	1500	750	2250	£330,000
14	1500	750	2250	£330,000
15	1500	750	2250	Sold
Block C				
16	1000	500	1500	Sold
17	750	375	1125	Sold
18	750	375	1125	Sold
19	750	375	1125	Sold
20	1000	500	1500	Sold

- Schedule to be read in conjunction with our brochure.
- Measurements quoted on a Gross Internal Area basis, according to the architect's plans.
- **Price subject to VAT.**

Ref: PH/JW/17284-RBC

Myddelton&Major

Rockhaven Business Centre, Malthouse Lane, Commerce Park, Frome, BA11 2FS

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)	Quoting Price (Exclusive of VAT)
Block D				
21	750	375	1125	Sold
22	1000	500	1500	Sold
23	1000	500	1500	Sold
24	1000	500	1500	Sold
25	750	375	1125	Sold
26	750	375	1125	Sold
27	1000	500	1500	Sold
28	1000	500	1500	Sold
29	1000	500	1500	Sold
30	750	375	1125	Sold

- Schedule to be read in conjunction with our brochure.
- Measurements quoted on a Gross Internal Area basis, according to the architect's plans.
- **Price subject to VAT.**

Ref: PH/JW/17284-RBC