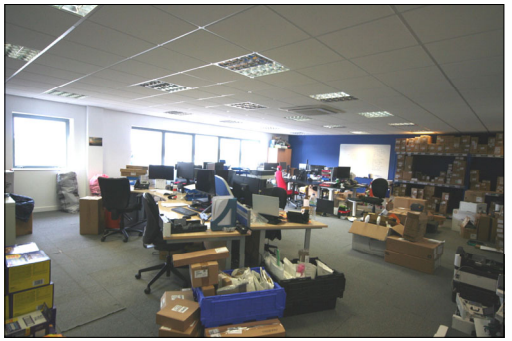
Myddelton&Major

FOR SALE OR TO LET



Modern Mid Terrace Industrial/Warehouse & Fitted Office





Unit E2, Southgate, Commerce Park,
Frome, BA11 2RY

Modern Industrial/Warehouse/Office Unit

3537 sq ft (328.59 sq m)

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.

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

Description

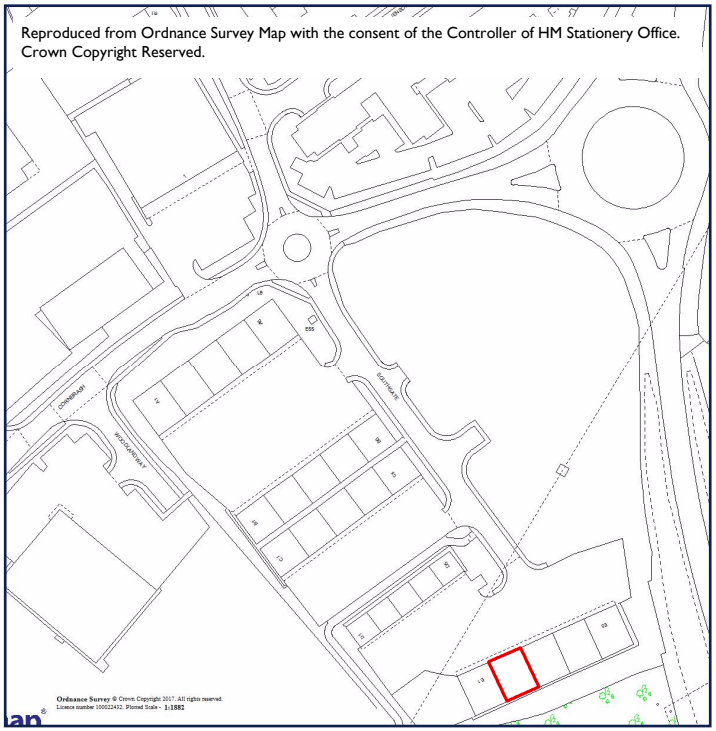
The property comprises a modern mid terrace industrial/warehouse/ office premises of steel frame construction with insulated profile steel elevations and roofs. The minimum eaves height within the warehouse is 5 metres and the property is serviced by an electric up and over loading door, 4 metres high x 3.9 metres wide and pedestrian door in the building's front elevation.

The accommodation is set over two floors and comprising a warehouse at ground floor with open plan office accommodation at first floor.

Externally there is a generous forecourt which provides loading access and the property benefits from 7 allocated parking spaces.

Planning

The property has planning consent for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Council Offices, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 303 8588.



Accommodation

Ground Floor Warehouse	**2547 sq ft**	(236.62 sq m)
First Floor Office	**990 sq ft**	(91.97 sq m)
Total	**3537 sq ft**	**(328.59 sq m)**

Agents Note

The unit could be combined with adjacent property Unit E1.

Tenure

Freehold or New Lease.

There is a service charge payable towards the upkeep and maintenance of the common areas of the development.

Price

£425,000.

Lease Terms

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

Rent

£27,500 per annum exclusive.

VAT

Price/rent exclusive of VAT (if applied).

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.

Energy Performance

The property has an EPC rating of B50.

Viewing

Strictly by appointment only through Myddelton & Major, 01722 337577 or joint agents Carter Jonas, 0117 403 9951.

Ref: GM/JW/17284-E2

Money Laundering Regulations

Purchasers/Tenants 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.

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.

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.