Myddelton&Major

TO LET



Modern Warehouse Unit on a Popular Regional Business Park





Unit J19, Jenson Court, Jenson Avenue, Commerce Park, Frome, BA11 2FQ

Industrial/Warehouse Unit

1554 sq ft (144.37 sq m)

Location

Frome is a market town with a population of 27,898 (Source: 2021 Census), situated on the East Somerset/West Wiltshire border. It is well positioned for access to the major road networks with the A303. Frome town centre is 1 mile distant and the City of Bath lies 14 miles to the north.

Commerce Park is located midway between the M4, M5 and A303 corridors close to the junction the A36 and A361. 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. 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.

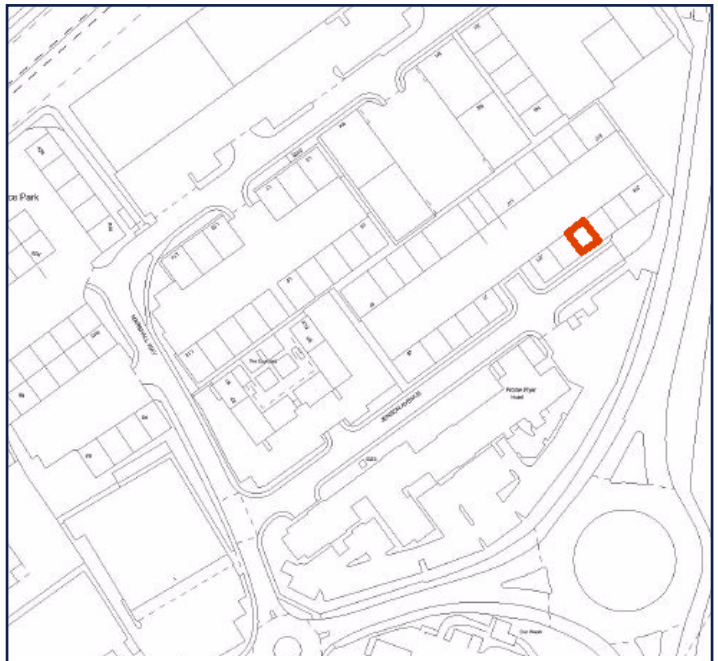
Description

The property comprises a modern mid terrace industrial/warehouse unit built in 2018. The building is of steel portal frame construction with block and insulated profile steel elevations and an insulated profile steel roof. Internally, the accommodation is set out over two floors with a warehouse, kitchenette and WC at ground floor and additional storage provided by way of a structural mezzanine. Access is provided by a manual sectional loading door and pedestrian door in the property's front elevation.

Externally, there is a surfaced forecourt providing loading access and 2 allocated parking spaces.

Planning

The property has planning consent for B1 (light industrial), B2 (general industrial) & B8 (storage and distribution) uses, Application Ref: 2015/2859/FUL dated 13 March 2017. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Cannards Grave Road, Shepton Mallet, BA4 5BT. Tel: 0300 303 8588.



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Accommodation

Ground Floor	**1031 sq ft**	(95.78 sq m)
First Floor	**523 sq ft**	(48.59 sq m)
Total	**1554 sq ft**	**(144.37 sq m)**

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 towards the upkeep and maintenance of the common areas of the Business Park.

Rent

£13,000 per annum exclusive.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value: £9,000.*

Rates payable for the year ending 31/03/25: £4,491.**

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

**This property may qualify for Small Business Rates Relief".

Services

Mains electricity (3 phase), 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 D96.

Viewing

Strictly by appointment only.

Ref: GM/JW/17284-A1/A2-J19

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.