



Unit E2  
Commerce Park  
Southgate  
Frome  
BA11 2RY

Modern Industrial / Warehouse / Office Unit

Approximately 3,537 Sq Ft (328.59 Sq M)

- Mid-terrace unit
- 7 allocated car parking spaces
- Electric up & over door
- Well established industrial estate

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## LOCATION

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

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

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## 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 5m and the property is serviced by an electric up & over loading door, 4m high x 3.9m wide and pedestrian door in the building's front elevation.

The accommodation is set over 2 floors and comprises warehouse at ground floor with open plan offices at first floor. A staircase will need to be reinstated within the warehouse to access the first floor as the unit is currently interconnected with Unit E1

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

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## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice and extend to:

	Sq M	Sq Ft
Ground Floor Warehouse	236.62	2,547
First Floor Offices	91.97	990
<b>Total</b>	<b>328.59</b>	<b>3,537</b>

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## QUOTING PRICES

Freehold: £425,000 exclusive.

Leasehold: £27,500 per annum exclusive.

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## TERMS

The property is available to purchase Freehold, alternatively the property is also available to let on a full repairing and insuring lease, on terms to be agreed.

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## SERVICES

We understand the property is connected to mains electricity, gas, water and drainage. Purchasers/tenants are to make their own enquires.

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

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## EPC

The property has an EPC Rating of B (50).

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## PLANNING

The properties have planning consent for B1 (light industrial), B2 (general industrial) & B8 (storage & distribution) uses. Prospective purchasers should make their own enquiries with the Local Planning Authority, Somerset Council, regarding their intended use. 0300 303 8588.

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## BUSINESS RATES

The property is currently assessed as one with the adjacent property, Unit E1.

Rateable Value: £68,000 (1st April 2023)

Prospective purchasers/tenant's are advised to make their own enquiries as to the exact rates payable.

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## LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

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## VAT

All figures quoted are exclusive of VAT, if applicable.

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## VIEWINGS

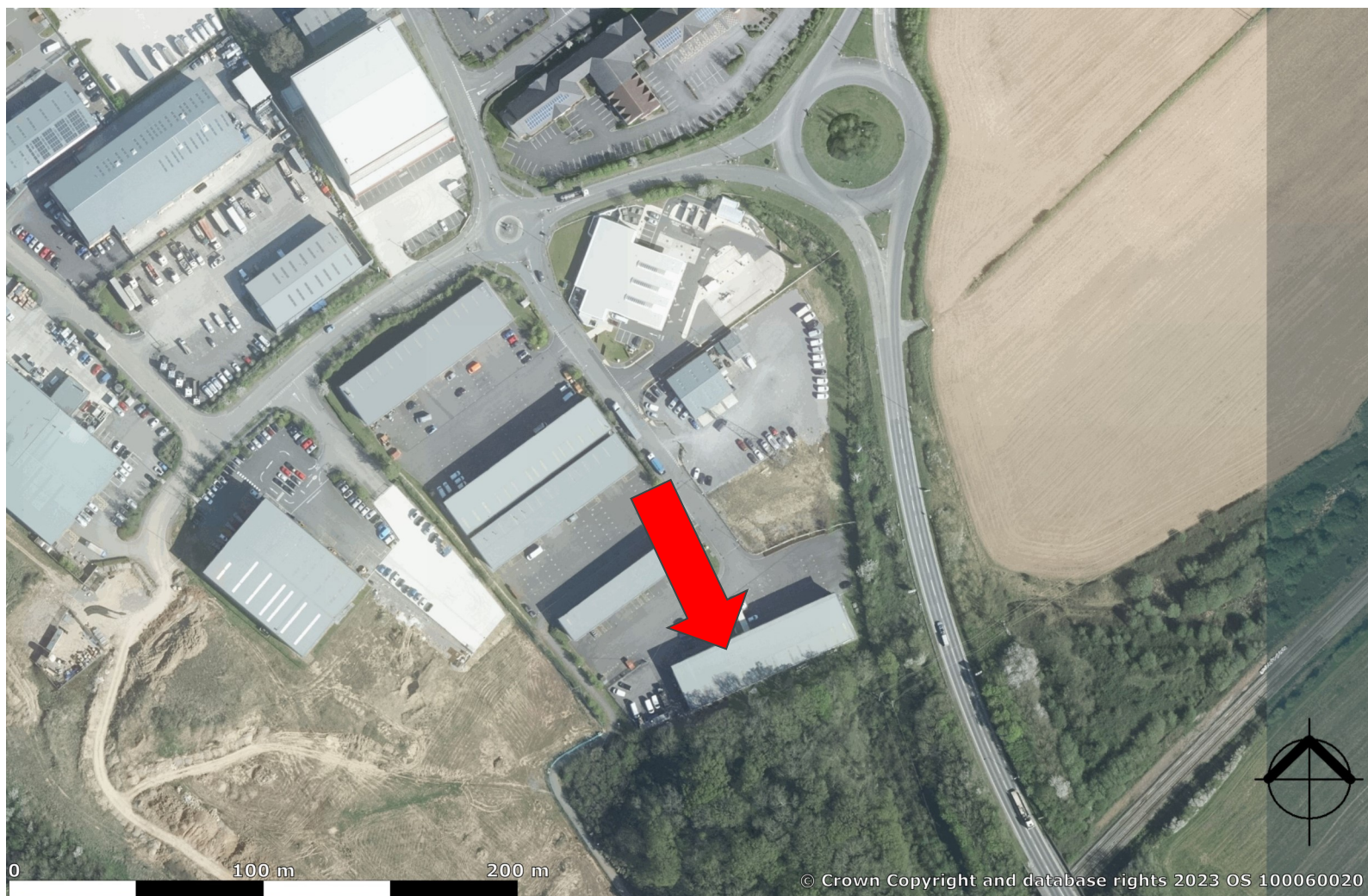
Viewings can be arrange by prior appointment through Carter Jonas, 0117 922 1222, or joint agents Myddelton & Major, 01722 337577.

**SUBJECT TO CONTRACT**









**For Identification Purposes Only**

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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## IMPORTANT INFORMATION

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**NOVEMBER 2023**

# Carter Jonas