



**Unit E1
Commerce Park
Southgate
Frome
BA11 2RY**

Modern Industrial / Warehouse / Office Unit
Approximately 4,507 Sq Ft (418.70 Sq M)

- End of terrace unit
- Secure compound of 0.13 acres
- 7 allocated car parking spaces
- 2 electric loading doors
- Well established industrial estate

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.

DESCRIPTION

The property comprises an end of terrace industrial/warehouse/office premises with a fenced and gated yard/compound. The building is of steel portal frame construction with insulated profile steel elevations & roof. The minimum eaves height within the warehouse is 5m and the property is served by 2 electric loading doors, 4m high x 3.9m wide, one of which leads directly into the compound.

The accommodation is set over 2 floors and comprises warehouse, office & welfare facilities on the ground floor, with full fitted air conditioned open plan offices at first floor.

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

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 / Office	237.08	2,552
First Floor Offices	181.61	1,955
Total	418.70	4,507

Compound / yard space: 0.13 acres (0.05 ha)

GUIDE PRICE

£565,000 exclusive.

TERMS

The property is available to purchase Freehold.

SERVICES

We understand the property is connected to mains electricity, gas, water and drainage.

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

EPC

The property has an EPC Rating of D (80).

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.

BUSINESS RATES

The property is currently assessed as one with the adjacent property, Unit E2.

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

Prospective purchasers are advised to make their own enquiries as to the exact rates payable.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, if applicable.

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:

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IMPORTANT INFORMATION

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NOVEMBER 2023

Carter Jonas