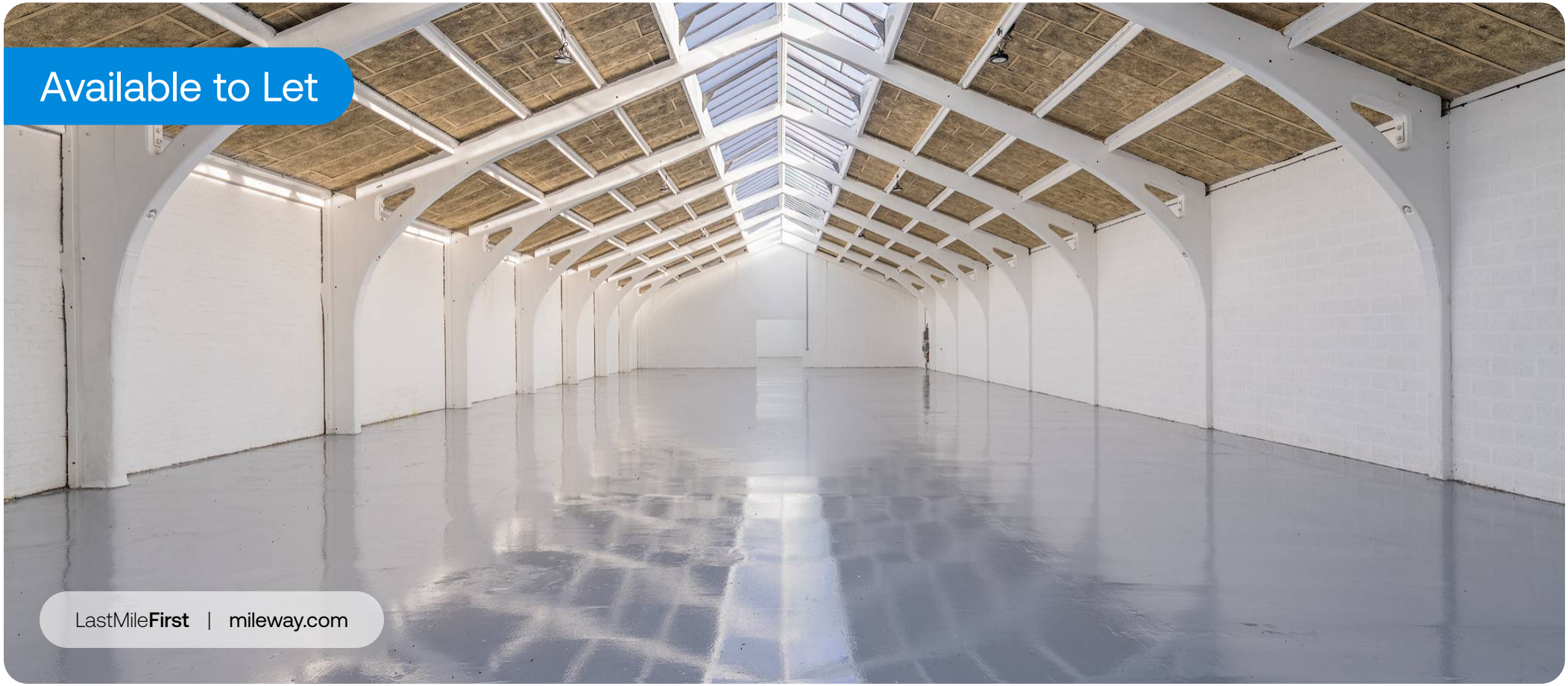
Vallis Trading Estate

Vallis Trading Estate Frome BA11 3DT

Warehouse | 3,894 - 19,791 ft^2

- Established industrial estate
- Good road links
- 2 No roller shutter doors
- LED lighting



Location & Connections

Frome is an affluent market town serving a large catchment area along the Somerset/Wiltshire border, which includes the cities of Bath (15 miles), Wells (15 miles), Salisbury (18 miles), Bristol (23 miles) and the towns of Warminster (7 miles) and Trowbridge (8 miles).

Frome is accessed via the A361, which provides excellent transport links north to the M4 motorway and south to the A303 and A350. The Vallis Trading Estate is situated 1 mile to the west of the town centre, just off the A362 Radstock Road. It is one of the principal industrial estates within Frome, with occupiers including the Royal Mail and AJ Reynold Truck Services.

Description

Units 11–13 form a single unit with two large front roller shutter doors, portal frame construction, brick and cladding elevations, pitched roof with skylights, plus a toilet block and office.

Units 14–15 have been refurbished into one large unit, with Unit 14 accessed via the main courtyard and Unit 15 from the rear. Works include LED lighting, redecorated walls and floors, two new electric roller doors and new pedestrian doors.

Unit 16, a corner unit, is ideal for workshop or warehouse use, featuring a front sectional loading door (approx. 4.35m x 4.5m) and rear steel roller shutter (approx. 3.25m x 3.7m). Internally, it offers an office, male and female WCs, and a kitchen. The unit is to be refurbished.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
11 - 13	Warehouse	19,791	Immediately	7,425	D
14	Warehouse	3,894	Immediately	2,920	C
15	Warehouse	6,653	Immediately	2,375	C
16	Warehouse	5,826	Coming soon	3,400	E
B	Warehouse	4,426	Immediately	1,250	C
G	Warehouse	4,260	Immediately	2,835	G
Total		44,850			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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