TO LET - INDUSTRIAL

Unit 14 & 15 Vallis Trading Estate

Frome, BA11 3DT



Key Highlights

- 10,547 sq ft
- Established Industrial Estate
- 2 no. roller shutter doors
- Recenty refurbished
- Good road links
- LED lighting





Description

Units 14 & 15 have recently been refurbished by the landlord to create a single unit. Unit 14 has access directly from the main courtyard of the estate, while Unit 15 has access from the rear.

The units are of portal frame with elevations of brickwork and cladding under a pitched roof with skylights.

Units have recently been refurbished to include:

New LED lighting
Redecorated walls and floors
2 no. new electric roller doors
New pedestrian doors

Location

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.

Accommodation

The accommodation comprises the following areas measured on a gross internal basis (GIA):

Name	sq ft	sq m
Unit - 14 & 15	10,547	979.85
Total	**10,547**	**979.85**

Terms

The building is available on new full repairing and insuring lease for a term to be agreed.

Rent

£63.300 per annum plus VAT at the standard rate.

Service Charge

A service charge is is payable toward the repair and maintenance of the common areas of the Vallis Estate.

Legal Costs

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

Viewing & Further Information

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