



Unit 4, Handlemaker Road, Frome, Somerset BA11 4RW

For Sale - £875,000

COOPER  
AND  
TANNER

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Frome  
Somerset  
BA11 4RW

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#### Description

A substantial self-contained office element finished to a high standard.

A detached workshop unit comprising steel portal frame construction with concrete blockwork, brick and profile sheet clad elevations and concrete floor housing Ground floor workshop units along with a substantial self-contained office unit on the First floor, finished to a high standard. Noting that the Ground floor is in the process of being cleared such that it will be suitable for a variety of manufacturing uses or warehouse and other commercial uses (subject to planning).

The First-floor accommodation is currently let as self-contained office space, finished to a high standard and under lease through to December 2024 (and it is understood that the tenant would be willing to consider a new lease should vacant possession of the whole building not be the preferred option of the buyer).

Internal Accommodation	Size	
	Sq M	Sq Ft
<b>Vacant Possession – Workshop / Joinery</b>		
<i>Ground (including Mezzanine Floor)</i>	765	8,045
<b>Let – Self-Contained Office Space:</b>		
<i>First Floor Office &amp; Ground Floor Reception</i>	212	2,280
<b>Aggregate Gross Internal Area</b>	<b>959</b>	<b>10,325</b>

Minimum eaves height in the open workshop area of 4.75m / 15' 7";  
Height to ridge of 7.20m / 23' 7".

Two manual roller shutter doors to front, opening of 3.58m / 11' 8" wide x 4.47m / 14' 7" high. Separate personnel doors to front.

Ext. Yard Area to Side of Workshop Approx. 15m x 24m overall.

#### Services and Fixtures & Fittings

The units benefit from connection to mains electricity, mains water and mains drainage. No gas. Internal heating is provided by oil-fired central heating system to the offices; space heater in the workshop. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition.

#### Terms

The Freehold is offered with Vacant Possession of the entire ground floor workshops and offices, bar for one small "reception" office (192 sq ft) which is held along with the entire self-contained first floor offices under and with the benefit of a three-year Lease to a good covenant tenant.

Unless the buyer elects to seek to re-negotiate/extend the Lease then it will remain that the self-contained office suite will continue to be let on a full repairing and insuring (equivalent lease) for a term of 3 years from 1<sup>st</sup> January 2022 at a passing rent of £19,000 per annum, exclusive. Permitted Use as Offices. Excluded from Sections 24-28 of the Landlord & Tenant Act 1954, Part II. No break-clauses or reviews between now and expiry.

#### VAT

The property remains exempt from VAT and as such VAT should therefore not be payable on the purchase price.

#### Planning

We understand the property benefits from Use Class B2 (General Industry). Prospective occupiers should rely on their own enquiries with the local planning authority.

#### Rateable Values

A search on the Valuation Office Agency website revealed the property is currently split into multiple hereditaments and will need re-assessing post purchase depending on how the space is occupied. Aggregate Rateable Values of £57,975 (2023 List); this is not the Rates Payable. Further details available upon request.

#### Legal Costs

Each Party to bear their own legal and professional costs.

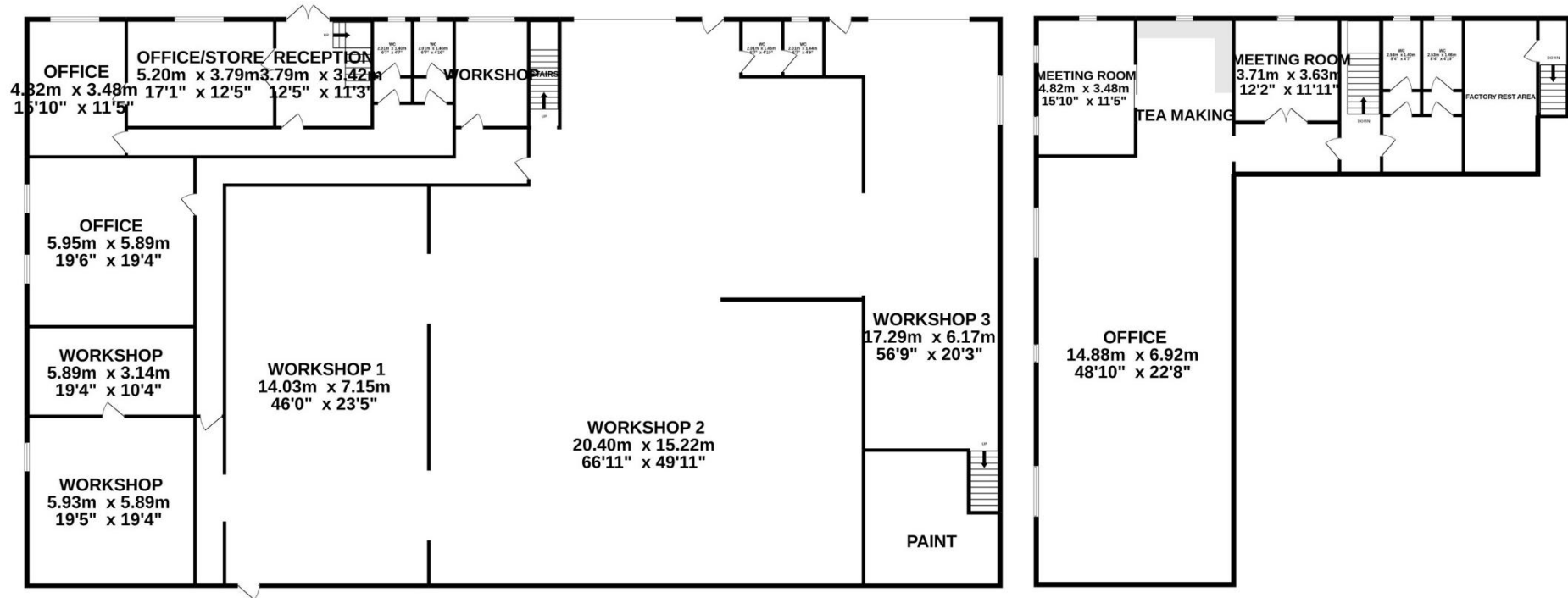
#### Energy Performance Certificates

Energy Rating & Score of E125 – copy available upon request.





## Indicative Floor Plan





**First Floor Main Office (1)**



**First Floor Main Office (2)**



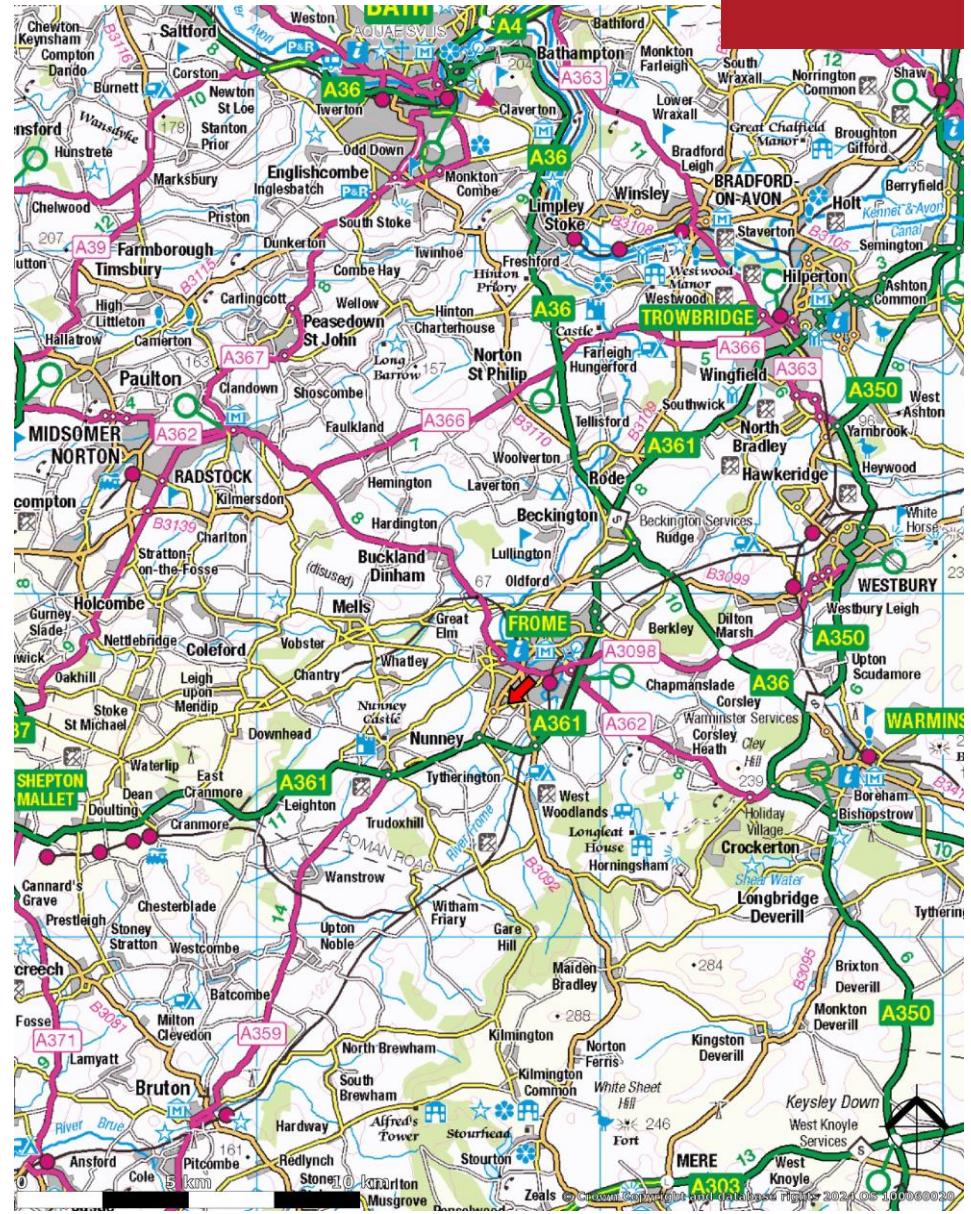
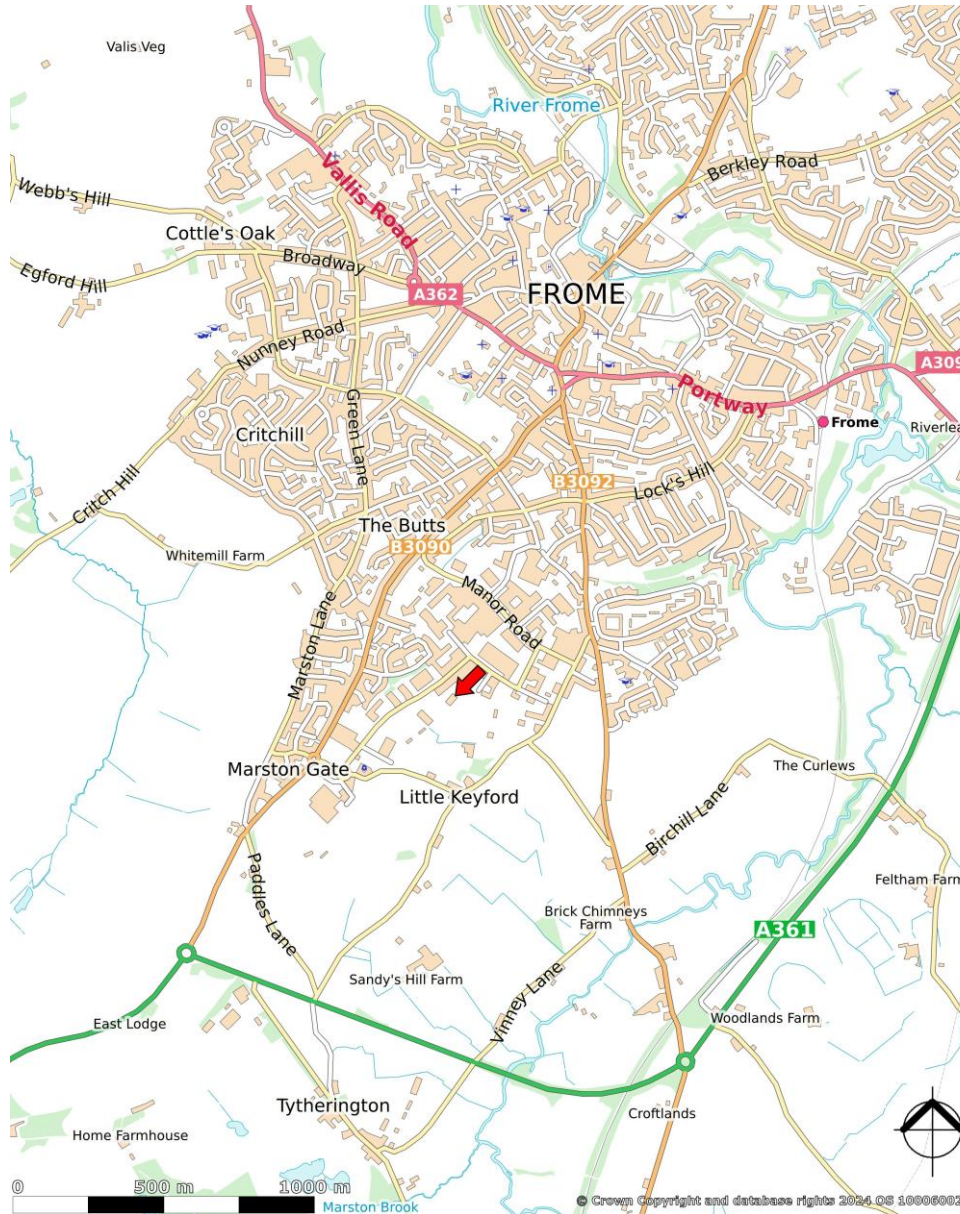
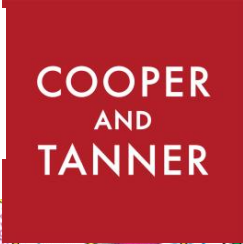
**FF Kitchenette**



**FF Meeting Room 1**

**Location – W3W///handle.gossip.goats**

The unit forms part of Marston Industrial Estate on the southern edge of Frome – easy access to the A36 via A361. Nearby occupiers include JR Harding & Sons (Frome), Excell Engineering and Brewis Engineering to name a few.





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## ENQUIRIES / VIEWINGS:

Commercial Department  
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