



Commercial

2B Handlemaker Road Marston Trading Estate Frome, BA11 4RW

Located on the fringe of this mixed retail and industrial estate this unit has a ground floor footprint measuring 2578 sqft with a double height warehouse, offices, and an additional 1206 sqft first floor open mezzanine.

The premises has a glazed fronted retail/reception area, 2 internal offices, staff kitchen and WC. There is an electric security shutter to the reception and a double height roller shutter to the warehouse area.

This property is located near Toolstation, Auto Parts, and Brewis Engineering.

RENT

£18,750 per annum plus VAT

LEASE

A new effectively full repairing and insuring lease for a minimum 5-year term to be agreed. The unit is available including the segregated offices and reception fittings.

SERVICE CHARGE

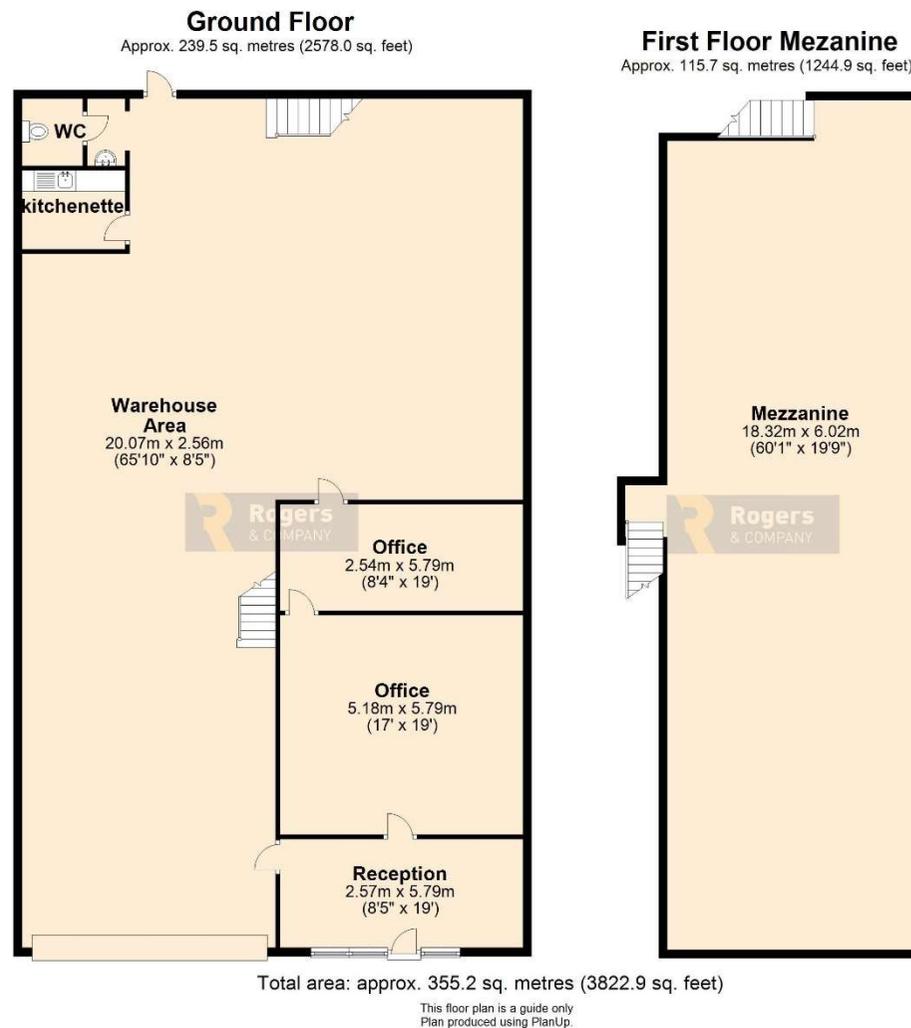
There will be a charge payable toward the repair and maintenance of the common parts and the external structure.

PARKING

There is unrestricted parking immediately to the front of this unit.

Rates: 2023/24 Somerset Council £11,000 PA

EBC Energy Rating E



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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