

TO LET FOLLOWING REFURBISHMENT



huwthomascommercial.com

01249 704345



INDUSTRIAL / WAREHOUSE UNIT

10,547 Sq. Ft.
979.82 Sq. M

- To be refurbished
- Good clear span space
- To let on new lease
- £63,300 pa
- Available mid 2022

UNITS 14 & 15, VALLIS TRADING ESTATE, ROBINS LANE, FROME SOMERSET, BA11 3DT

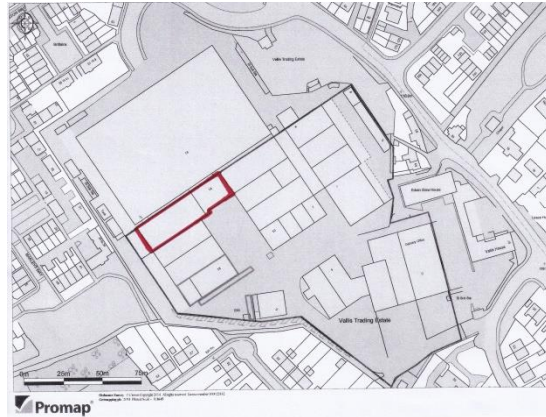
LOCATION

Frome is a busy East Somerset market town with a population of approximately 25,000. It serves a large catchment area along the Somerset/Wiltshire border, which includes the cities of Bath (15 miles) and Wells (15 miles) and the towns of Warminster (7 miles), Trowbridge (8 miles) and Salisbury (18 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 one 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, AJ Reynolds Truck Services, Alliance Healthcare, Aggregate Industries and Liberty Gymnastics.

DESCRIPTION

Units 14 and 15 are shortly to be refurbished by the Landlord to create a single large unit. Unit 14 has access directly from the main courtyard of the Vallis Estate, while Unit 15 has access from the rear that is slightly restricted.



The unit is of portal frame with elevations of brickwork and cladding under a pitched roof with skylights.

The refurbishment programme will include

- Repair / replacement of roof and rooflights as required
- Repaint warehouse walls throughout.
- Clean WC facilities in Unit 14 and construct new welfare block (W.C and tea point) to the rear of Unit 15
- Replace roller door in Unit 15 and service in Unit 14
- Replace pedestrian door in Unit 15
- Demolish rear office block in Unit 14 and re-decorate front office

- New LED lighting throughout both units.
- Ensure all services are safe and in working order.
- Create opening between the units.

ACCOMMODATION

The unit will have the following approximate gross internal floor area.

Floor	Sq M	Sq Ft
Ground	979.82	10,547

TERMS

The unit is available by way of a new lease for a minimum period of five years.

Any lease granted will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT

£63,300 per annum exclusive of VAT.

VAT at the standard rate is payable on the rent.

SERVICE CHARGE

A service charge is payable toward the repair and maintenance of the common areas of the Vallis Estate. Further details can be obtained from the agent.

The service charge is subject to VAT at the standard rate.

SERVICES

We are informed that all mains services are available at the unit.

BUSINESS RATES

The Valuation Office Agency website, lists the units has currently having separate Rateable Values as follows –

Unit	Rateable Value
14	£12,750
15	£18,250

ENERGY PERFORMANCE CERTIFICATE

The Unit will be re-assessed for an Energy Performance Certificate on completion of the refurbishment work.

A copy of the EPC and Recommendation Report will be available from the agents on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in any transaction.

VIEWING AND FURTHER INFORMATION

Via Joint Agents

Huw Thomas of Huw Thomas Commercial

huw@huwthomascommercial.com

Tel - 01249 704345 / 07970 494369

Or

Alison Williams or Ed Cawse at Alder King

Alison.Williams@carterjonas.co.uk

Tel 07917 041109

Ed.Cawse@carterjonas.co.uk

Tel - 07425 632476

Details prepared March 2022

Disclaimer

These details for each property or land advert are believed to be accurate but interested parties must not rely upon any statement contained herein as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Neither Huw Thomas Commercial, nor any person in its employ, has authority to make or give any representation or warranty whatsoever in relation to the property or development. All verbal statements made in the course of negotiations are made on the same understanding. These particulars do not form part of any contract.