

# WAREHOUSE/ WORKSHOP/ TRADE COUNTER TO LET ON NEW LEASE



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DETACHED UNIT  
SUITABLE FOR  
WAREHOUSE, WORKSHOP  
OR TRADE COUNTER USE

2,644 Sq Ft  
245.67 Sq M

- Popular industrial estate
- Good clear space
- Internal office
- Generous parking
- To let on new lease
- £26,500 + VAT pa

**UNIT H, 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

Unit H is of portal frame with elevations of brickwork and insulated steel cladding under a pitched steel sheet roof, incorporating skylights.

The pedestrian entrance door leads into an inner lobby area with a small office to one side and a toilet to the other. The office windows are upvc double glazed units.



A doorway opens into the warehouse / workshop space that is open plan with an eaves height of approximately 4.3 metres.



There is an oil-fired warm air blower and the Landlord intends to install new LED lighting prior to a new lease commencing.

There is a sectional up & over loading door.





Off the warehouse are a small kitchen and a further single toilet. The kitchen has worktop with sink & drainer, a base storage unit and shelving on the wall.

At the rear of the unit is a small fenced compound.



### ACCOMMODATION

The unit has the following approximate gross internal floor area:

	<b>Sq M</b>	<b>Sq Ft</b>
Ground Floor	245.67	2,644

### CAR PARKING

There are approximately 9 car parking spaces around the unit.

### TERMS

The unit is available by way of a new lease for a minimum period of 5 years.

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

### RENT

£26,500 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.

The service charge for 2023 is approximately £980 + VAT.

The tenant is also responsible for reimbursing the Landlord a proportion of the insurance premium for cover of the building. For 2023, the insurance charge for Unit H is approximately £520 + VAT.

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

### SERVICES

We are informed that mains water, drainage and electricity are connected to the unit.

Both single and 3 phase power supply are connected to the unit.

The oil-fired warm air blower in the warehouse area was newly fitted in 2022.

No tests have been undertaken on the services supplied. We recommend that prospective tenants undertake their own test to confirm supplies comply with current regulations and meet their occupational requirements.

### BUSINESS RATES

The Valuation Office Agency website, lists the unit as having a Rateable Value effective from 1<sup>st</sup> April 2023 as follows:

	<b>Rateable Value</b>
Unit H	£18,000

## ENERGY PERFORMANCE CERTIFICATE

The Unit has been assessed for Energy efficiency and has been given a rating of 93 within Band D.

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

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