

# Vallis Trading Estate Frome

Available to Let  
Warehouse  
2,649 sq ft (246 sq m)



Established commercial location



LED lighting



Excellent road links



24 hour access



Office with uPVC double glazing



# Vallis Trading Estate

Frome, BA11 3DT



## Description

Unit H is of portal frame construction 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 WC to the other. The office windows are uPVC double glazed units.

A doorway with an eaves height of approximately 4.3 m opens into the open plan warehouse / workshop space. There is an oil fired warm air heater, LED lighting and a sectional up & over loading door. Off the warehouse is a small kitchen and a second WC.

## 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.

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## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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**Ross Jenkins**  
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 0292 168 0815

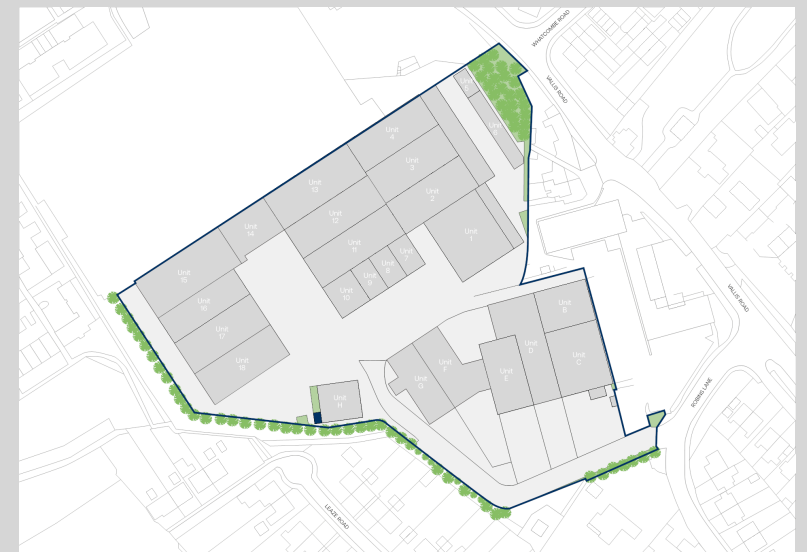
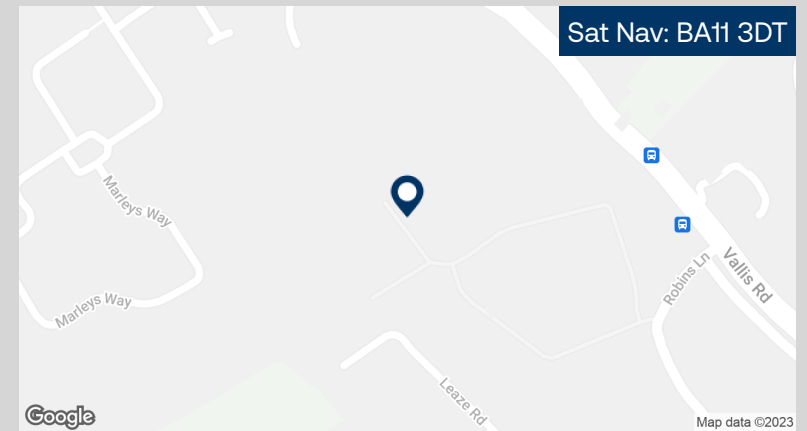
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## VAT

VAT will be payable where applicable.

## Legal Costs

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



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit H	Warehouse	2,649	246	Immediately
Total		2,649	246	

**Mileway**