



PLOT B2

COMMERCE PARK

TO LET

Warehouse/Distribution facility | 43,132 sqft 4,007 sqm

Marshall Way, Commerce Park, Frome, BA11 2FB

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COMMERCE PARK



FEATURES

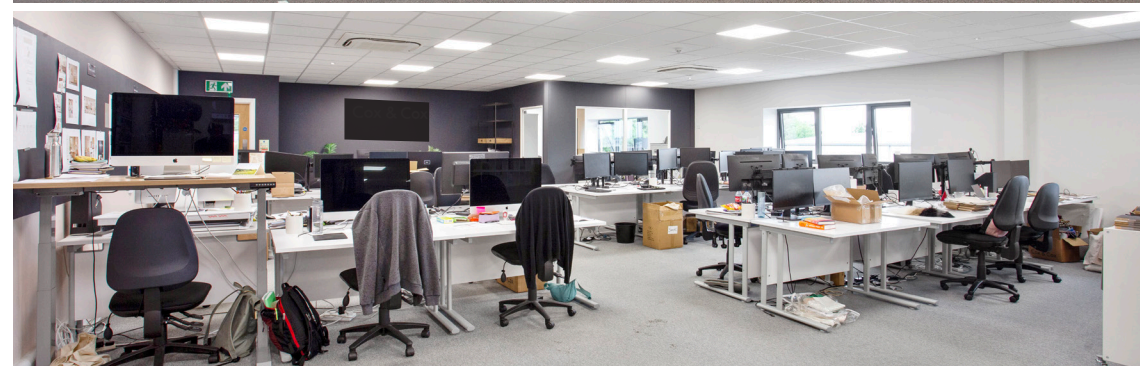
- Detached warehouse & offices on self contained plot 0.90 ha (2.23a)
- Steel portal frame construction with insulated profile steel wall and roof cladding.
- Eaves height 7m; Ridge height 8.2m.
- 4 loading doors, each 3.88 metres wide x 5.94 metres high.
- LED lighting throughout.
- Bay 1 Ground floor office space including 4 WC's, one Equality Act compliant.
- Bay 2 two storey offices with entrance, reception, stairs and lift to first floor, suspended ceilings with recessed LED lighting, trunking for power and data distribution and air conditioning units (combined heating cooling).
- Floor loading capacity 50Kn/m²
- 66 car parking spaces.
- All mains services 3 phase power (100A per phase)

LOCATION

Frome is situated in a strategic location on the Somerset/Wiltshire border with excellent road and rail access to major networks. The M4 is accessed via the A36 and Frome Railway Station offers direct mainline services. Bristol Airport is approximately 30 miles away.

Commerce Park is located midway between the M4, M5 and A303 corridors close to the junction of the A36 and A361. Commerce Park is approximately 14 miles south of Bath and 13 miles from the A303 and is situated on the A361 (Frome by-pass), approximately 2 miles south of the A36/A361 junction. Established businesses at Commerce Park include Screwfix, Euro Car Parts, Total Plumbing, Primavera Aromatherapy, Acheson & Acheson and Imperial Commercials. Facilities include the Premier Inn, Frome Flyer Pub, Shell Petrol Filling Station, Budgens Convenience Store, Greggs and Subway.

The property is situated on Marshall Way and readily accessible from the adopted road infrastructure.



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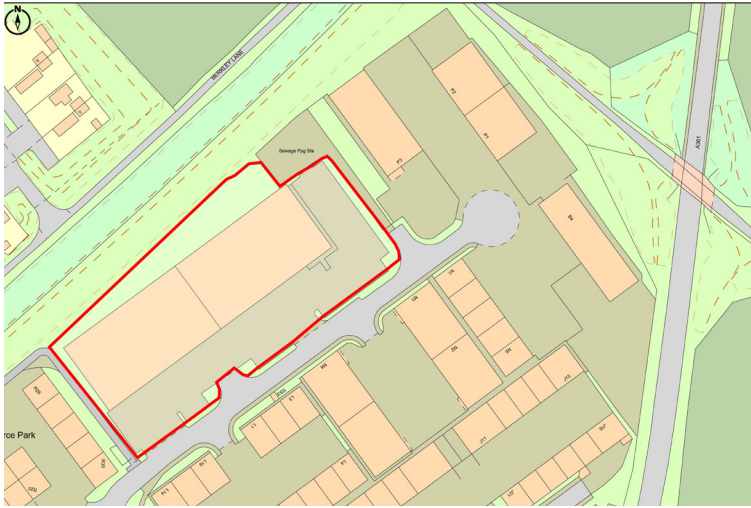
ACCOMMODATION ■ Gross internal floor areas:-

Warehouse Bay 1	20,094 sq ft	1,866.73 sq m
Warehouse Bay 2	16,403 sq ft	1,523.84 sq m
Ground Floor Office	3,463 sq ft	321.71 sq m
First Floor Office	3,172 sq ft	294.68 sq m
Total	23,038 sq ft	2,140.23 sq m
Overall Total	43,132 sq ft	4,006.96 sq m
Site Area	2.23 acres	0.90 hectares



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BUSINESS RATES

Rateable Value of £270,000

Rates Payable for the year ending 31/03/24 of £138,240.

PLANNING

Class E(g)(iii) and B8.

ENERGY PERFORMANCE

EPC rating B29.

SERVICE CHARGE

There is an estate service charge payable towards the upkeep and maintenance of the common areas of Commerce Park.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed with periodic upward only rent reviews.

RENT

£345,000 per annum exclusive.

VAT

Rent subject to VAT.

AGENTS NOTE

Sub division may be considered subject to terms.



CONTACT

James Gregory 07917 188006

Andrew Ridler 07990 891015

Philip Holford 07909 555777

Dean Speer 07831 216423

Gary Mead 07387 024169



01793 615477
0117 317 1000
www.alderking.com

Myddelton
& Major

01722 337577
www.myddeltonmajor.co.uk

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Code for leasing business premises

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