



TO LET

Trade Counter/Industrial/Warehouse Units
2524 to 5060 sq ft
(234.52 to 470.09 sq m)

- Business Park Adjacent to main Out of Town Retail Zone
- Trade Counter/Warehouse Units Built 2000
- Minimum Eaves Height 6.5 m
- Clear Height Open Space Units
- Generous Parking

Ashton Park, Frome

Units 5 & 6, Ashton Park, Handlemaker Road, Frome, BA11 4RW



LOCATION

Frome is a market town with a population of 27,898 (Source: 2021 Census), situated on the East Somerset/West Wiltshire border. It is well positioned for access to the major road networks with the A303. Frome town centre is 1 mile distant and the City of Bath lies 14 miles to the north.

Ashton Park is strategically positioned on the southern edge of the long established Marston Trading Estate, near to the main entrance to the Estate, off the B3090. Other occupiers on the Park include Toolstation, Aquaid and Friary Drinks. Notable occupiers in close proximity include Sainsburys, Homebase, McDonalds and Greggs.

DESCRIPTION

The property comprises two adjoining modern detached factory/warehouse units of steel portal frame construction, with block and insulated profile steel elevations beneath an insulated roof. The units have a minimum eaves height of 6.54 m.

Each unit has an electrically operated loading door. Unit 5 is fitted out with an office, WC and kitchen facilities.

The units have suspended LED lighting.

Externally there is a tarmacadam forecourt that provides loading access and ample parking.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

PLANNING

The development has planning consent for B1, B2 & B8 uses. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Cannards Grave Road, Shepton Mallet, Somerset, BA4 5BT. Tel: 0300 303 8588.

ACCOMMODATION

Unit 5

Ground Floor **2536 sq ft** (235.62 sq m)

Unit 6

Ground Floor **2524 sq ft** (234.52 sq m)

LEASE TERMS

A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the development.

RENT

Unit 5 - £21,500 per annum exclusive.
Unit 6 - £21,500 per annum exclusive.

VAT

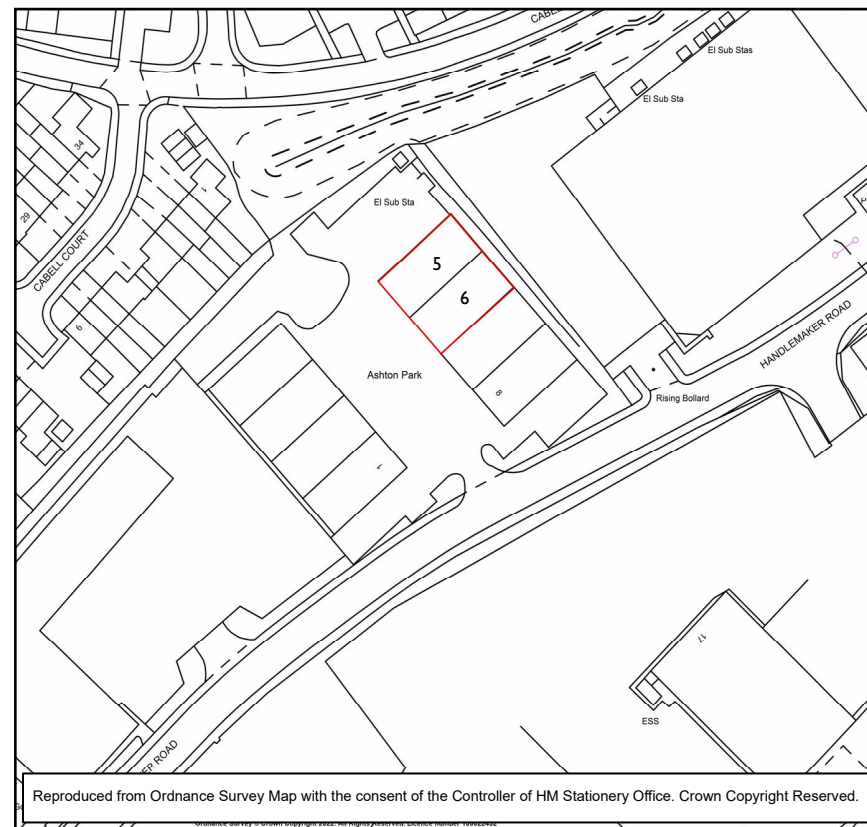
VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £39,750 combined.*
Rates payable for year ending 31/03/26:
£19,835.25

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



SERVICES

Mains electricity (3 phase), gas, water and drainage available (to Unit 5).

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The property has an EPC rating of C64.*

*Individual properties to be re-assessed.

VIEWING

Strictly by appointment only.

Ref: GM/JW/19527

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