

# COMMERCE PARK, FROME BA11 2FB



Indicative image

30,000 SQ FT WAREHOUSE/DISTRIBUTION FACILITY WITH 7M EAVES HEIGHT

FOR SALE or TO LET



## LOCATION

Frome is situated in a strategic location on the Somerset/Wiltshire border located midway between the M4, M5 and A303 corridors close to the junction of the A36 and A361. The M4 is accessed via the A36 and Frome Railway Station offers direct mainline services. Bristol Airport is approximately 30 miles away.

## SITUATION

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. Other 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

Units A/B comprise a proposed 30,000 sqft new build warehouse/distribution unit capable of sub-division into two separate units each with potential for self-contained yards.

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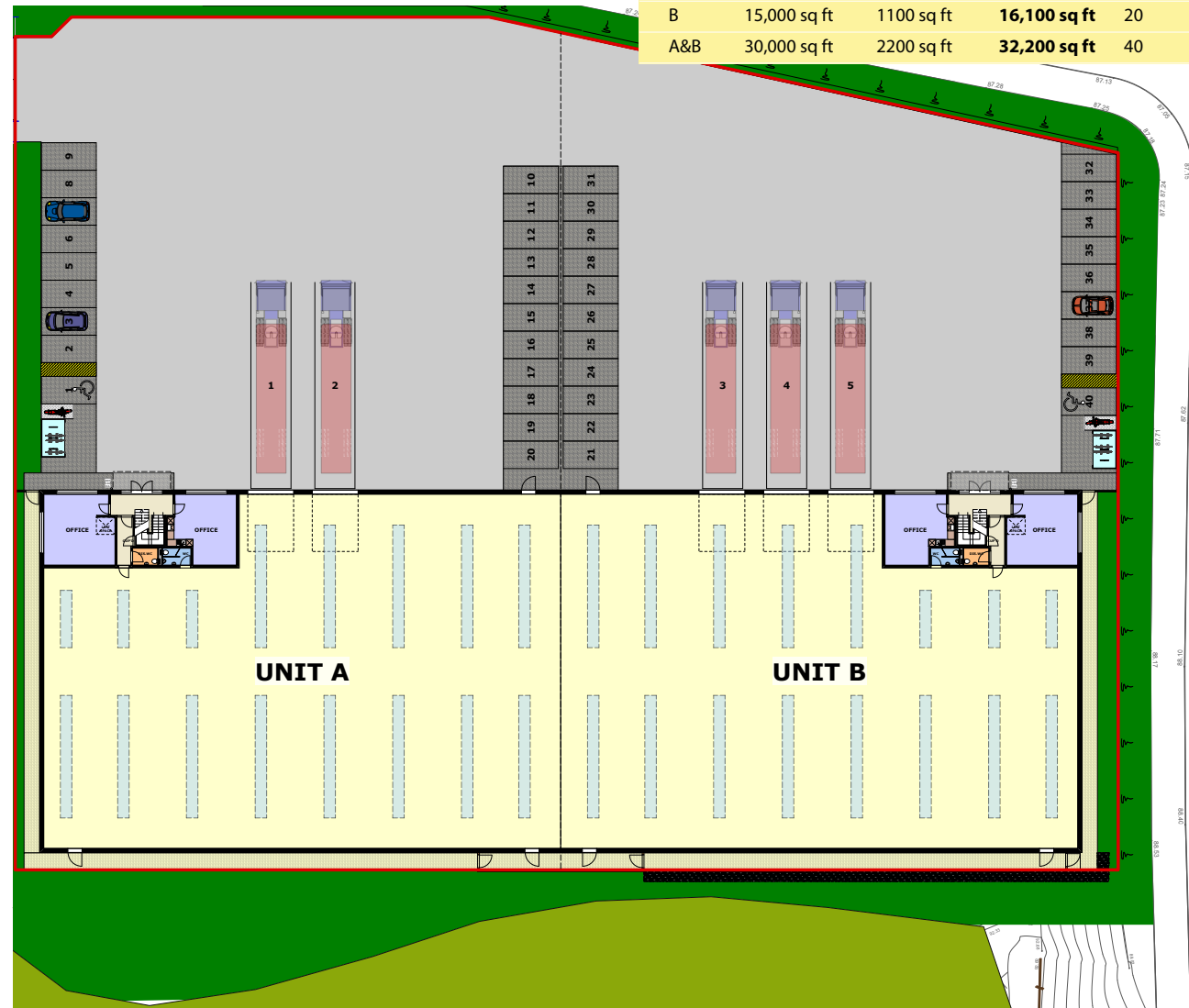
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## SPECIFICATION

- Clearspan steel portal frame: Eaves height-7m
- Kingspan KS1000RW Insulated trapezoidal interlocking Merlin grey roof panels with Quadcore insulation
- Kingspan XL200 insulated Silver RAL9006 wall cladding panels with Quadcore insulation
- Internal fair face blockwork to height of 2.25m
- Party wall (if applicable) in fair face blockwork to 2.25m high with Fermacell insulated partition system
- Concrete floor slab-smooth power floated finish
- Floor loading capacity-50KN/sqm
- Powder coated double glazed aluminium windows and entrance doors with canopy
- Sectional colour coated insulated steel roller shutter loading doors 4m wide by 5m high
- 3 phase power supply
- BT fibre to premises FTTP available for connection
- Metered Mains Water and mains drainage connections available
- Automatic L4 fire alarm system installed to BS5839 Part 1
- LED floodlights above loading doors
- External forecourt 200mm thickness reinforced concrete slab
- Paved parking spaces
- Boundary fence 2.5m high
- Office provision to be determined subject to planning, specification and purchase/leasing terms.

## FLOOR AREAS

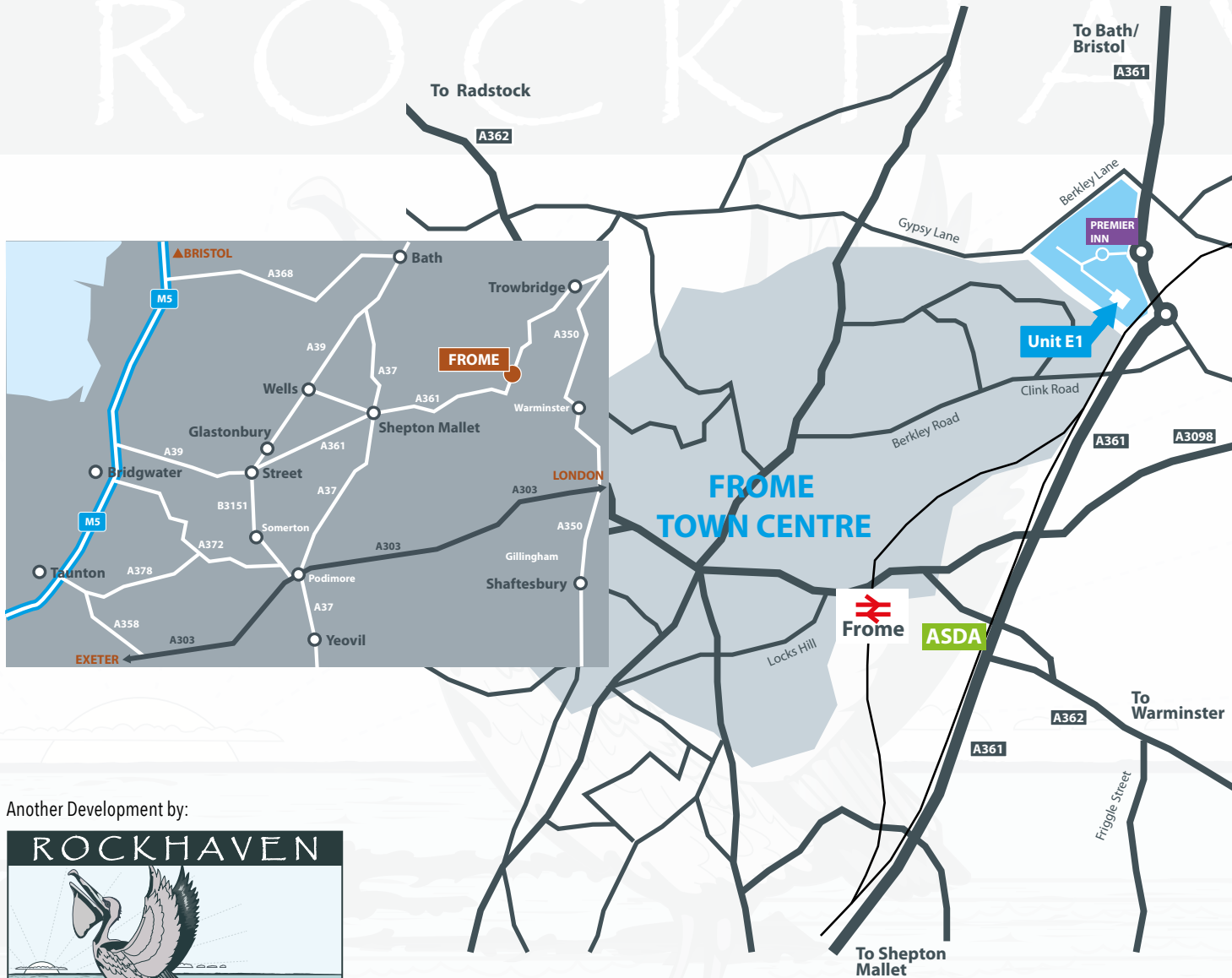
Unit	Ground Floor	First Floor	Total	Parking
A	15,000 sq ft	1100 sq ft	<b>16,100 sq ft</b>	20
B	15,000 sq ft	1100 sq ft	<b>16,100 sq ft</b>	20
A&B	30,000 sq ft	2200 sq ft	<b>32,200 sq ft</b>	40



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# ROCKHAVEN



### Business Rates

To be assessed.

### Planning

Planning consent has been granted for uses within B1 (light industrial) and B8 (storage/distribution).

### Energy Performance

Energy Performance Certificates will be supplied on practical completion of the development.

### Tenure

Freehold or New Lease.

### Service Charge

There will be a service charge payable towards the upkeep and maintenance of the common areas of Commerce Park.

### Terms

On application

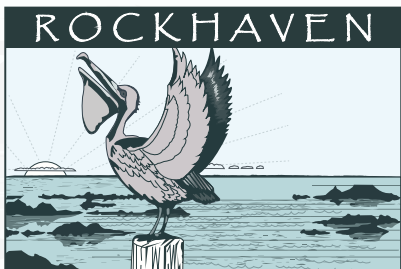
### VAT

Price/rent subject to VAT.

### Contact

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Another Development by:



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#### 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.