

Myddelton&Major

TO LET



Industrial/Warehouse
Units Available as a Whole
or Individual Units



Units 5-8, Ashton Park, Handlemaker Road, Frome, BA11 4RW Industrial/Warehouse/Trade Units

From 2524 sq ft to 11,229 sq ft
(234.52 to 1,043.18 sq m)

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 a modern detached warehouse/factory unit of steel portal frame construction, with block and insulated profile steel elevations beneath an insulated roof. The unit has a minimum eaves height of 6.54 m.

Internally, the accommodation is separated into three bays, each having its own full height loading door and pedestrian access. The office and welfare amenities are set over two floors at the southern end of the building.

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

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 5-8

Ground Floor	10,170 sq ft (944.82 sq m)
First Floor Offices	1,059 sq ft (98.36 sq m)
Total	11,229 sq ft (1,043.18 sq m)

Unit 5

Ground Floor	2,536 sq ft (235.62 sq m)
--------------	-----------------------------------

Unit 6

Ground Floor	2,524 sq ft (234.52 sq m)
--------------	-----------------------------------

Unit 7/8

Ground Floor	5,091 sq ft (473.00 sq m)
First Floor	1,059 sq ft (98.36 sq m)
Total	6,150 sq ft (571.36 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 5-8	-	Under Offer
Unit 5	-	Under Offer
Unit 6	-	Under Offer
Unit 7/8	-	Under Offer

VAT

Rent exclusive of VAT (if applied).

Business Rates

Rateable Value (as a whole): £80,000.*

Rates payable for year ending 31/03/25: £43,680.

*Units will need to be assessed individually if let on separate leases.

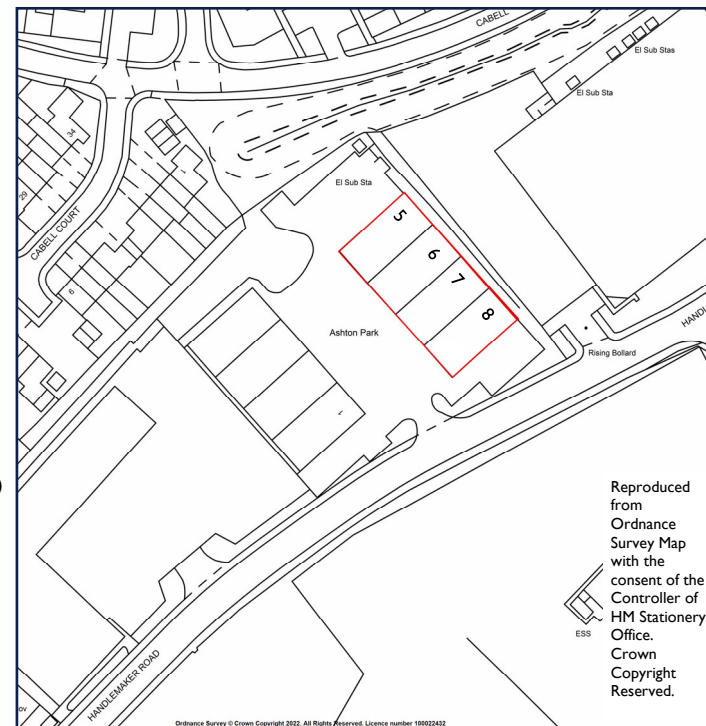
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

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.

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 each unit).

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

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.