

Myddelton&Major

TO LET



Units 26, 27 & 28,
Rockhaven Business Centre,
Malthouse Lane, Commerce Park,
Frome, BA11 2FS

Industrial/Warehouse Units

1125 to 1500 sq ft
(104.51 to 139.35 sq m)

New Light Industrial/
Warehouse Units on
Popular Business Park



Similar Unit



Similar Unit

Location

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. 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 and Petrol Filling Station.

Rockhaven Business Centre is a new modern development of light industrial/warehouse units.

Description

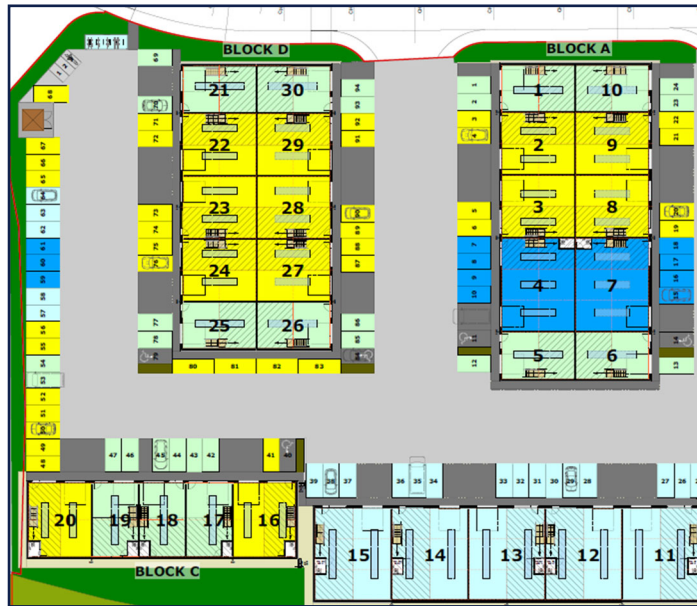
The units comprise newly constructed light industrial/warehouse units of steel portal frame with insulated profile steel cladding to walls and roof, incorporating translucent roof light panels and part brick elevations. The units have insulated 3 m x 3.2 m loading doors, LED lighting and DDA compliant WC.

The units have a first floor for additional storage and potential conversion to offices, subject to the necessary consents.

The units have allocated car parking spaces.

Planning

The development has planning for B1 (light industrial) and B8 (Storage and Distribution uses under planning reference 2021/0137/FUL. 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, BA4 5BT Tel: 0300 303 8588.



Accommodation

| Unit No. | Floor Areas | | | Rent (£/pa) |
|----------|----------------------------|---------------------------|-----------------------------|--------------------|
| | Ground Floor | First Floor | Total | |
| 26 | 750 sq ft (69.68 sq m) | 375 sq ft (34.84 sq m) | 1125 sq ft (104.51 sq m) | Under Offer |
| 27 | 1000 sq ft (92.90 sq m) | 500 sq ft (46.45 sq m) | 1500 sq ft (139.35 sq m) | £14,500 |
| 28 | 1000 sq ft (92.90 sq m) | 500 sq ft (46.45 sq m) | 1500 sq ft (139.35 sq m) | £14,500 |

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.

Lease Terms

The properties will be available by way of new full repairing and insuring lease(s) for a term of years 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 Business Centre.

Rent

Refer to schedule.

VAT

VAT is payable on the rent.

Business Rates

To be assessed.*

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

Services

Mains electricity (3 phase), water and drainage available.

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

EPC certificates to be provided on practical completion.

Viewing

Strictly by appointment only.

Ref: GM/JC/JW/17284-RBC-26-28

Disclaimer

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