



TO LET

Industrial/Warehouse Unit
1500 sq ft (139.35 sq m)

- New Business Centre
- Established Business Park
- Minimum Eaves Height 16' 9" (5.1 m)
- Allocated Parking

Rockhaven Business Centre, Frome

Unit 24, Rockhaven Business Centre, Malthouse Lane, Commerce Park, Frome, BA11 2FS

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, The Hut Group, EPD Insulation Group 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 built in 2024.

DESCRIPTION

The unit comprises a newly constructed light industrial/warehouse unit of steel portal frame with insulated profile steel cladding to walls and roof, incorporating translucent roof light panels and part brick elevations. The unit has insulated 3 m x 3.2 m loading doors and LED lighting.

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

The unit has 3 allocated car parking spaces.

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 for Class E(g) (i & iii) (light industrial and office) 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

Ground Floor	1000 sq ft	(92.90 sq m)
First Floor	500 sq ft	(46.45 sq m)
Total	1500 sq ft	(139.35 sq m)

LEASE TERMS

A new full repairing and insuring lease 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 Business Centre.

RENT

£14,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £11,500.*

Rates payable for year ending 31/03/26:
£5,738.50.**

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

**This property may qualify for Small Business Rates Relief.

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), 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

The property has an EPC rating of B32.

VIEWING

Strictly by appointment only.

Ref: GM/JW/17284-RBC-24

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.