



15 B Handlemaker Road
Marston Trading Estate
Frome
BA11 4RW

Industrial / Warehouse with Trade Counter Potential

Approximately 294.8 Sq M (3,173 Sq Ft)

- Roadside Prominence
- Retail Area Located Nearby
- Good Access & Circulation
- Allocated Car Parking Areas

LOCATION

Frome is situated approximately 13 miles to the south of Bath, within the north east tip of Somerset, close to the borders of Wiltshire, Dorset and Bath & North East Somerset. Frome is a historic market town with a reputation for good independent retailers and provides a strong local centre for the surrounding district.

The property occupies a prominent location with good road frontage a short distance from the retail area which is home to a number of well known occupiers.

DESCRIPTION

The building is of steel portal frame construction with well-presented office accommodation. Externally there is good turning and circulation space and allocated parking areas.

TERMS

The property is available by way of a full repairing and insuring lease

PLANNING

The most recent use of the property was that of storage and distribution with ancillary offices. Prospective occupiers are advised to make their own enquiries with Mendip District Council Tel: 0300 303 8588 or Email: customerservices@mendip.gov.uk regarding their intended use for the property.

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Warehouse including office element	242	2,604
Mezzanine	52.8	568
TOTAL	294.8	3,173

Quoting Rent

Price on Application

RATEABLE VALUE

Rateable Value: £13,000

Rates Payable (2017/2018): £6,240

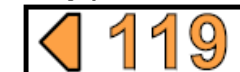
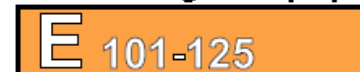
This is an estimate only and takes no account of possible transitional adjustment.

SERVICES

We understand that mains water, three phase electricity, gas and drainage are connected; however, prospective occupiers should make their own enquiries concerning their capacity and condition.

EPC

The EPC rating of this property is 119 (E).



VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



For identification purposes only



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