



**Units 14 & 15  
Vallis Mills Trading Estate  
Robins Lane  
Frome  
BA11 3DT**

**Industrial / Warehouse Unit**

**Approximately 10,547 Sq Ft (979.82 Sq M)**

- **To be refurbished**
- **Prime industrial estate**
- **Good links to Bath & Bristol**
- **Available mid 2022**

## LOCATION

Frome is an affluent market town serving a large catchment area along the Somerset / Wiltshire border, which includes the cities of Bath (15 miles), Wells (15 miles), Salisbury (18 miles), Bristol (23 miles) and the towns of Warminster (7 miles) and Trowbridge (8 miles).

Frome is accessed via the A361, which provides excellent transport links north to the M4 motorway and south to the A303 and A350. The Vallis Mills Trading Estate is situated 1 mile to the west of the town centre, just off the A362 Radstock Road. It is one of the principal industrial estates within Frome, with occupiers including the Royal Mail, Vallis Group, Hawker Joinery and AJ Reynold Truck Services.

## DESCRIPTION

Units 14 and 15 are shortly to be refurbished by the Landlord to create a single large unit. Unit 14 has access directly from the main courtyard of the Vallis Estate, while Unit 15 has access from the rear that is slightly restricted.

The unit is of portal frame with elevations of brickwork and cladding under a pitched roof with skylights.

The refurbishment programme will include:

- Repair / replacement of roof and rooflights as required
- Repaint warehouse walls throughout
- Clean WC facilities in Unit 14 and construct new welfare block (WC and tea point) to the rear of Unit 15
- Replace roller shutter door in Unit 15 and service in Unit 14
- Replace pedestrian door in Unit 15
- Demolish rear office block in Unit 14 and re-decorate from office
- New LED lighting throughout both units
- Ensure all services are safe and in working order
- Create new opening between the units

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis. The floor areas are noted below:

Ground Floor:      979.82 sq m      10,547 sq ft

## TERMS

The unit is available by way of a new lease for a minimum period of 5 years.

Any lease granted will be excluded from renewal provisions of the Landlord & Tenant Act 1954.

## QUOTING RENT

£63,300 per annum, exclusive.

## SERVICE CHARGE

A service charge is payable towards the repair and maintenance of the common areas of Vallis Estate. Further details can be obtained from the agent.

## SERVICES

We are informed that all mains services are available at the unit. However, any ingoing occupier must satisfy themselves as to the state, condition and capacity of the services.

## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

## BUSINESS RATES

According to the Valuation Office Website, the property has a rateable value as follows:

Unit 14:      £12,750

Unit 15:      £18,250

Interested parties are advised to make their own enquiries with regards to the exact rates payable.

## EPC

An EPC certificate will be re-assessed following completion of refurbishment works.

## VAT

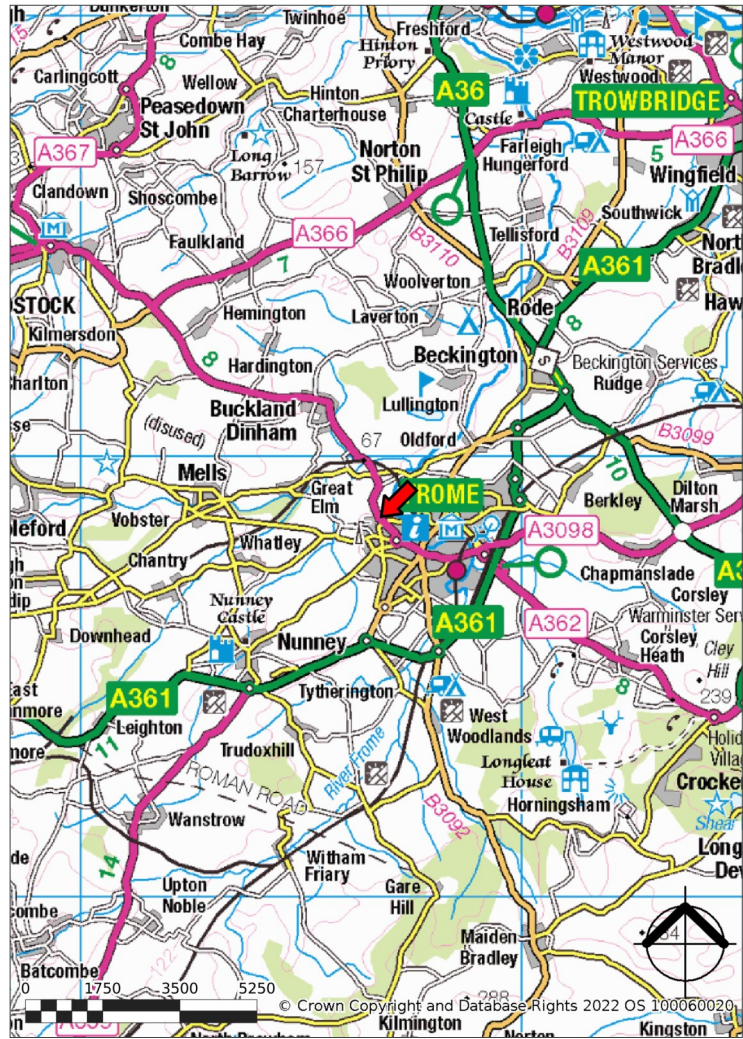
All figures shown are exclusive of VAT, if applicable.

## VIEWINGS

Access can be provided for viewings via Carter Jonas or the joint agents Huw Thomas Commercial. However, in order to maintain safety for all parties, prospective occupiers are requested to strictly adhere to the latest government guidance concerning Covid 19 Rules and maintain social distancing at all times.

**SUBJECT TO CONTRACT**

**June 2022**



**For Identification Purposes Only**

**FURTHER INFORMATION**

Should you require further information please contact:  
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**IMPORTANT INFORMATION**

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**Carter Jonas**