



Unit 2a  
Handlemaker Road  
Frome  
BA11 4RW

Industrial / Trade Counter Accommodation  
4,381 sq ft (407.16 sq m)

For Identification Purposes Only

- Trade counter location
- Good road/rail links
- Established local occupiers
- Prime location off Handlemaker Road

## LOCATION

The property is located off Handlemaker Road, providing excellent access to Frome town centre and the wider region. The property is within 1 mile of the A361, providing good access to Shepton Mallet and Trowbridge, onto the A36 connecting Frome to Bath and Warminster.

Nearby occupiers include Toolstation, Sydenhams, Homebase and Schneider Electric.

## DESCRIPTION

The premises is a mid-terrace industrial unit totalling approximately 4,381 sq ft. The property provides ground floor accommodation extending to 2,502 sq ft and a mezzanine of 1,879 sq ft. The property provides both warehouse and trade counter accommodation to the ground floor. The unit benefits from an eaves height of 5.5m and a height to pitch of 7.2m.. The loading door is 4.72m high by 3.77m wide.

There is panel lighting throughout the warehouse and mezzanine accommodation. The property benefits from three phase electricity, a gas fed blow air heating system, and 3 car parking spaces to the front of the unit including loading.

## 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:

	Sq Ft	Sq M
Ground Floor Warehouse	2,502	232.52
Mezzanine	1,879	174.64
Total	4,381	407.16

## TERMS

The property is available to let by way of on a full repairing and insuring lease on terms to be agreed.

## QUOTING RENT

Quoting— £22,000 per annum exclusive.

## BUSINESS RATES

The property has a rateable value of: £14,000 according to the Valuation Office Agency.

However, prospective occupiers are advised to make their own enquiries as to the exact rates payable.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## SERVICES

Prospective occupiers are to make their own enquiries concerning utility services to the building.

## PLANNING

The most recent use for the unit was for the purpose of a gym. Retail uses are also common in the locality. However, prospective occupiers should make their own enquiries with the Local Planning Authority Mendip District Council.

## VAT

Figures quoted will be exclusive of VAT.

## EPC

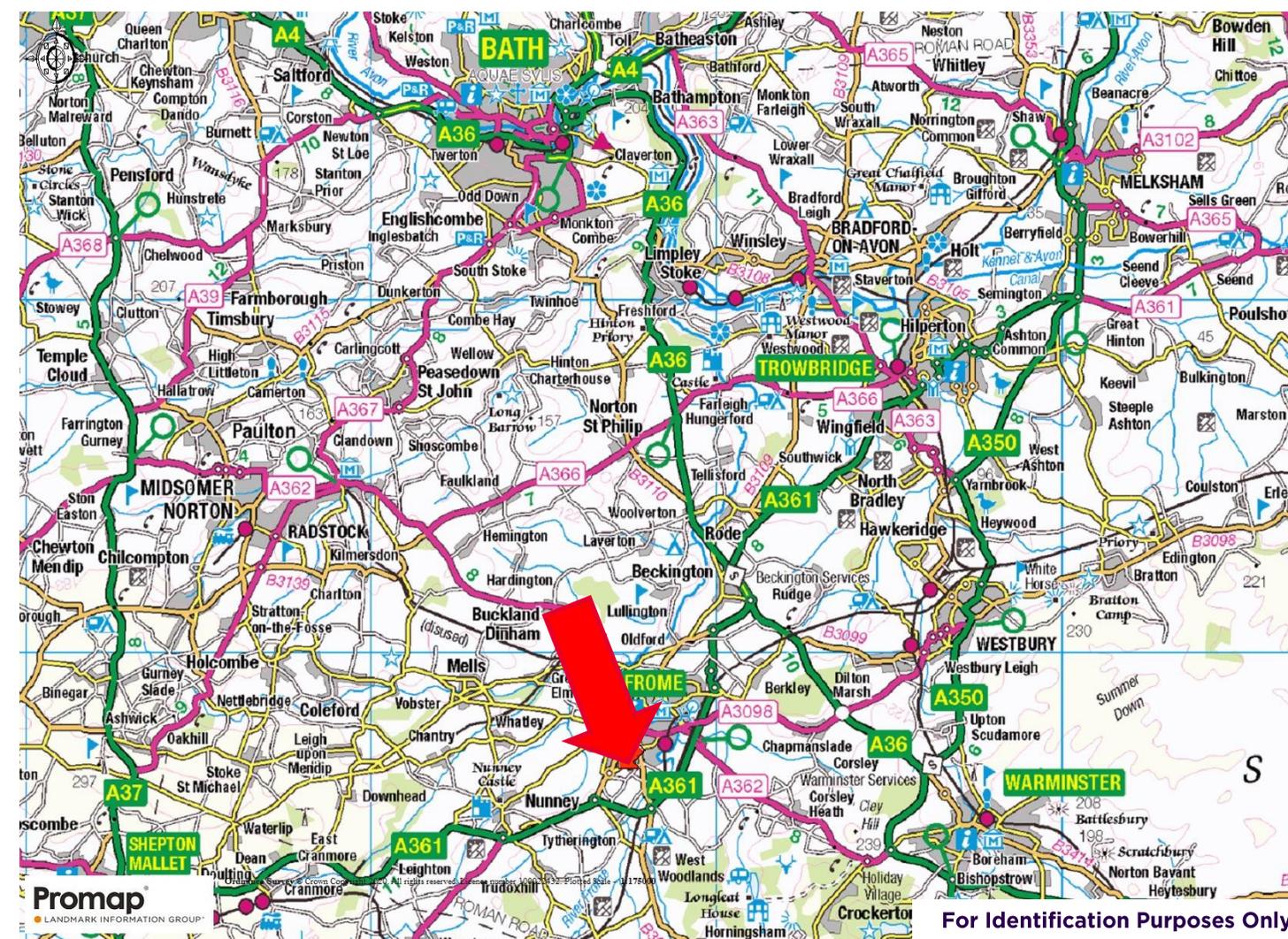
The property has been assessed as having an Energy Performance Asset Rating of D (90).

## VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.



**SUBJECT TO CONTRACT**



**FURTHER INFORMATION**

Should you require further information please contact:  
 St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ  
[carterjonas.co.uk](http://carterjonas.co.uk)

**Alison Williams MRICS**  
 0117 922 1222 | 07917 041109  
 Alison.Williams@carterjonas.co.uk

**George Lynch MRICS**  
 0117 922 1222 | 07557 742765  
 George.Lynch@carterjonas.co.uk

**Ed Cawse MRICS**  
 0117 922 1222 | 07425 632476  
 Ed.Cawse@carterjonas.co.uk

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. October 2023.

October 2023

**Carter Jonas**