



Unit E2
Commerce Park
Southgate
Frome
BA11 2RY

Modern Industrial / Warehouse / Office Unit

Approximately 3,537 Sq Ft (328.59 Sq M)

- **Mid-terrace unit**
- **7 allocated car parking spaces**
- **Electric up & over door**
- **Well established industrial estate**

LOCATION

Frome is situated in a strategic location on the Somerset/Wiltshire border located midway between the M4, M5 & A303 corridors close to the junction of the A36 & A361. The M4 is accessed via the A36 & Frome Railway Station offers direct mainline services. Bristol Airport is approx. 30 miles away.

Commerce Park is approximately 14 miles south of Bath & 13 miles from the A303 and is situated on the A361 (Frome Bypass). Other established businesses at Commerce Park include Screwfix, Euro Car Parts, Total Plumbing, Promavera Aromatherapy, Acheson & Acheson and Imperial Commercials. Facilities include the Premier Inn, Frome Flyer Pub, Shell Petrol Filling Station, Budgens Convenience Store, Greggs & Subway.

DESCRIPTION

The property comprises a modern mid-terrace industrial/warehouse/office premises of steel frame construction with insulated profile steel elevations and roofs. The minimum eaves height within the warehouse is 5m and the property is serviced by an electric up & over loading door, 4m high x 3.9m wide and pedestrian door in the building's front elevation.

The accommodation is set over 2 floors and comprises warehouse at ground floor with open plan offices at first floor. A staircase will need to be reinstated within the warehouse to access the first floor as the unit is currently interconnected with Unit E1

Externally, there is a generous forecourt which provides loading access and the property benefits from 7 allocated car parking spaces.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice and extend to:

	Sq M	Sq Ft
Ground Floor Warehouse	236.62	2,547
First Floor Offices	91.97	990
Total	328.59	3,537

GUIDE PRICE

£425,000 exclusive.

TERMS

The property is available to purchase Freehold.

SERVICES

We understand the property is connected to mains electricity, gas, water and drainage.

There is a service charge payable towards the upkeep and maintenance of the common areas of the development.

EPC

The property has an EPC Rating of B (50).

PLANNING

The properties have planning consent for B1 (light industrial), B2 (general industrial) & B8 (storage & distribution) uses. Prospective purchasers should make their own enquiries with the Local Planning Authority, Somerset Council, regarding their intended use. 0300 303 8588.

BUSINESS RATES

The property is currently assessed as one with the adjacent property, Unit E2.

Rateable Value: £68,000 (1st April 2023)

Prospective purchasers are advised to make their own enquiries as to the exact rates payable.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, if applicable.

VIEWINGS

Viewings can be arrange by prior appointment through Carter Jonas, 0117 922 1222, or joint agents Myddelton & Major, 01722 337577.

SUBJECT TO CONTRACT





For Identification Purposes Only

FURTHER INFORMATION

Should you require further information please contact:

www.carterjonas.co.uk

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Alison Williams

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

Ed Cawse

0117 922 1222 | 07425 633476

Ed.Cawse@carterjonas.co.uk

Myddelton & Major

01722 337577

Commercial@myddeltonmajor.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.

NOVEMBER 2023

Carter Jonas