



FREEHOLD SALE

**INDUSTRIAL/WAREHOUSE
UNIT**

SIZE

20,000 SQ.FT

PRICE

**OFFERS IN REGION OF
£1,500,000**

**LONG TENANCIES WITH
TOTAL RENTAL INCOME
(£146,160 PA)**

LARGE YARD

PROMINENT LOCATION

WALLBRIDGE INDUSTRIAL ESTATE, FROME , BA11 5JZ



DESCRIPTION

UNITS 3, 4 AND 5 ARE LOCATED AT THE REAR OF THE ESTATE AND ARE CURRENTLY ARRANGED AS ONE BUILDING HAVING PREVIOUSLY HAD BLOCKWORK PARTITION WALLS REMOVED. THE BUILDING IS PREDOMINANTLY OF STEEL PORTAL FRAME CONSTRUCTION WITH EXTERNAL PART BRICK AND PART STEEL CLAD ELEVATIONS AND INTERNAL CONCRETE BLOCK WALLS UNDER A PART STEEL AND PART ASBESTOS CEMENT ROOF WITH NORTH LIGHTS. THIS BUILDING HAS THREE LOADING DOORS PROVIDING SCOPE FOR SUBDIVISION AND THE BENEFIT OF A STEEL CLAD EXTENSION WHICH HAS BEEN ADDED TO THE REAR WITH AN EAVES HEIGHT OF 5M. OFFICES WITH KITCHEN AND WCS ARE ACCOMMODATED WITHIN A BRICK BUILD EXTENSION ON THE EASTERN ELEVATION. FURTHER WC PROVISION IS AVAILABLE WITHIN THE MAIN INDUSTRIAL AREA. EXTERNALLY THERE ARE GENEROUS YARD AREAS.

UNITS 6 & 6 A ARE POSITIONED TO THE FRONT OF THE ESTATE. THE BUILDINGS ARE OF STEEL PORTAL FRAME CONSTRUCTION WITH BRICK WALLS WHICH HAVE BEEN OVERCLAD ON THE FRONT ELEVATIONS. THE UNITS ARE INTERCONNECTED. UNIT 6 A IS ARRANGED IN TWO BAYS EACH WITH A PITCHED STEEL CLAD ROOF. THERE IS A LOADING DOOR TO THE FRONT, THE MINIMUM EAVES HEIGHT IS 5M AND THE HEIGHT TO PITCH IS 8.2M. UNIT 6 IS LOCATED AT A HIGHER LEVEL AND ACCOMMODATES W/CS AND A KITCHEN FACILITY. ACCESS TO FRONT IS VIA DOUBLE DOORS. EXTERNALLY THERE ARE GOOD ASPHALT SURFACED YARD AREAS BOTH FRONT AND REAR.

LOCATION

THE PROPERTY IS LOCATED 1 MILE FROM FROME TOWN CENTRE ON THE A362 A SHORT DISTANCE FROM FROME STATION. THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO THE A361 WHICH LINKS WITH THE MAIN A36 TO THE EAST AND THE A37 TO THE WEST. ADJACENT OCCUPIERS ON THE ESTATE INCLUDE BATH THEATRICAL COSTUME HIRE AND THE CARPET FACTORY FROME, OTHER NEARBY OCCUPIERS INCLUDE YOUR STORAGE SPACE, BLUE CARE AND THE B&M STORE.

ACCOMODATION

THE PROPERTY HAS BEEN MEASURED ON A GROSS INTERNAL AREA BASIS IN ACCORDANCE WITH THE RICS CODE OF MEASURING PRACTICE. THE FLOOR AREAS CALCULATED ARE NOTED BELOW:

Unit No.	SQ FT
Unit 3, 4 & 5	15,393
Unit 6	1,464
Unit 6a	3220
Total	20,077

TENURE

THIS SITE IS AVAILABLE TO PURCHASE FREEHOLD



WALLBRIDGE INDUSTRIAL ESTATE, FROME , BA11 5JZ

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TENANCY SCHEDULE

Serial No.	Unit No.	Monthly Rent	Annual Rent	Lease Start Date	Lease End Date	Lease Term	Sq ft.
1	Unit 3-4	£4,680.00	£56,160.00	17/11/2022	16/10/2029	6 years & 11 months	6,000
2	Unit 5	£4,500.00	£54,000.00	18/10/2022	17/10/2027	5 years	9,000
3	Unit 6&6a	£3,000.00	£36,000.00	05/11/2021	04/11/2026	5 years	5,000
4	8 Car Park Spaces	£200.00	£2,400.00	01/05/2022	30/04/2027	5 years	8 car park space

LEGAL COSTS

EACH PARTY TO BEAR THEIR OWN LEGAL COSTS THROUGHOUT THE TRANSACTION.

BUSINESS RATES

POTENTIAL BUYERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES IN RESPECT TO THE BUSINESS RATES

OFFERS

WE ARE SEEKING OFFERS IN THE REGION OF £1,500,000



ENQUIRIES

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