



Unit 7
Wallbridge Industrial Estate
Frome
BA11 5JZ

Industrial Warehouse

3,319 sq ft (308.35 sq m)

- Rare freehold opportunity
- Prominent position
- Good access to A36 into Bath

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. Nearby occupiers include Your Storage Space, Blue Care, B&Q and The B&M Store.

DESCRIPTION

The property is of steel portal frame construction with brick walls to elevation and pitched metal roof which incorporated roof lights. Internally the property is mostly made up of warehouse space with an eaves of 3.3m and a maximum pitch of 5.3m. there is a roller door to the front of the premises (H:3M W:3M). Further specification includes:

- Front office
 - WC
 - Kitchenette
 - Florescent strip lighting
 - Gas heater
 - Three phase
 - Security system
 - Externally the property benefits from 3 car parking spaces plus a loading area.
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SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

ACCOMMODATION

Warehouse

Total	308.35 Sq M	3,319 Sq Ft
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TERMS

The freehold property is available to purchase.

PLANNING

The outgoing tenant used the property for the manufacturing of fastenings prospective occupiers should make their own enquiries with the Local Planning Authority Somerset Council
Tel:- 0300 123 2224
or email:- generalenquiries@somerset.gov.uk
regarding their intended use.

LEGAL COSTS

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

VIEWINGS

To be arranged with the agents.

BUSINESS RATES

See:- <https://www.tax.service.gov.uk> for reference. Perspective purchasers should make their own enquiries with regards to exact rates payable.

QUOTING PRICE

£250,000 exclusive

VAT

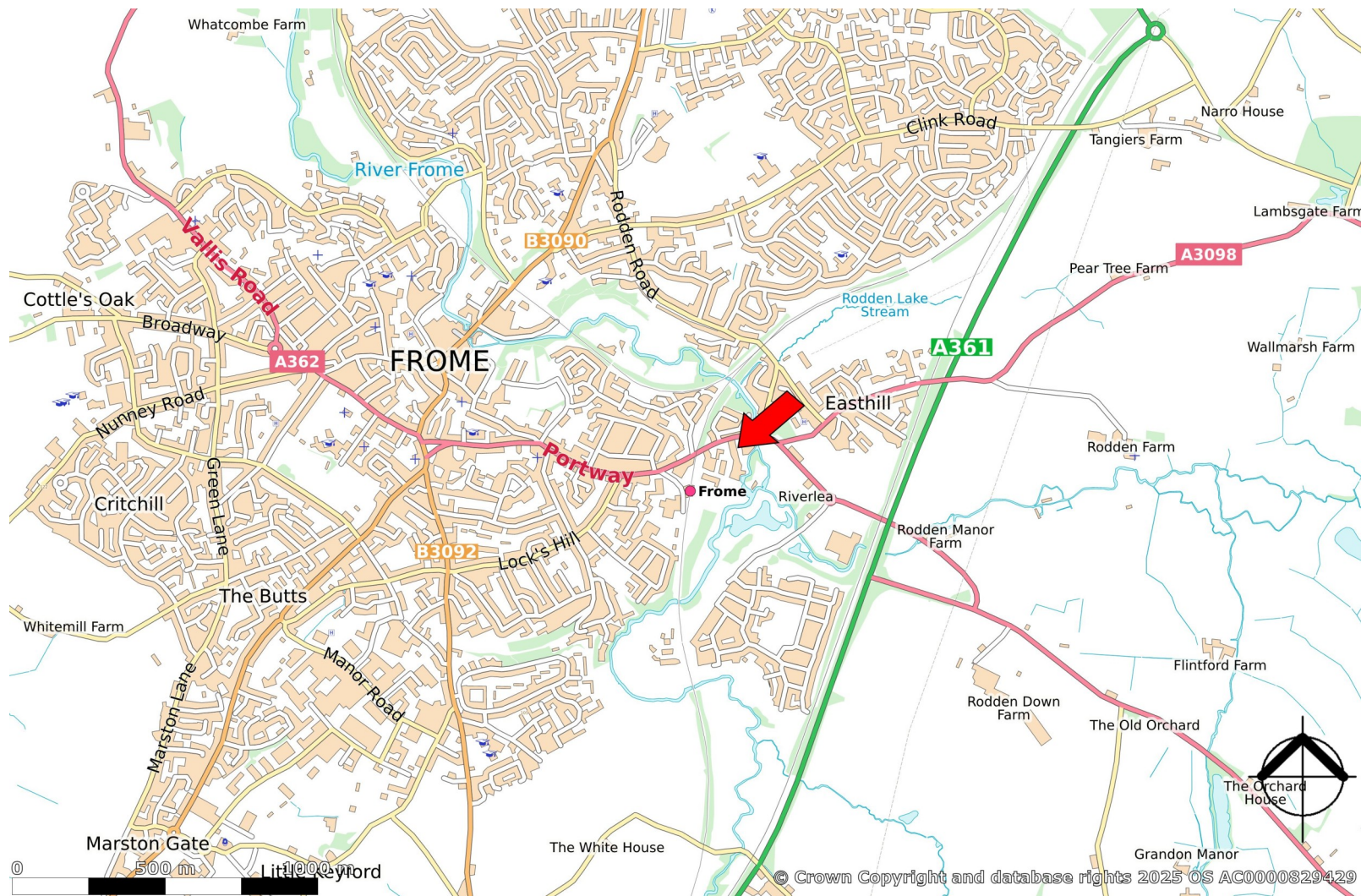
All prices quoted are exclusive of VAT.

EPC

Energy Performance Certificate: 103 E



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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January 2025

Carter Jonas