

TO LET

Carter Jonas



The Courtyard Barn
Woodlands End
Mells
Frome
BA11 3QD

Approximately 894 sq ft (83 sq m)

- **Heating Available**
- **Fully insulated with sound proofing installation**

- **Converted Traditional Farm Building in Rural Location**
- **Ample Parking**
- **Communal Gardens**
- **Includes Main Office Space, 2 Smaller Meeting Rooms, Kitchenette & W/C**

LOCATION

The Barns are situated on the edge of the pretty village of Mells. 3.5 miles to the west of Frome. The city of Bath lies 14 miles to the north.

Mells benefits from a public house, The Talbot Inn, and an award winning village shop. There is a regular bus service to Frome.

DESCRIPTION

The Courtyard Barn is a well-presented office premises set within a converted traditional farm building in a peaceful rural location on the edge of Mells. Offering approximately 894 sq ft of fully insulated and soundproofed accommodation, the property comprises a spacious main office, two meeting rooms, a kitchenette and W/C facilities. Benefiting from heating, ample on-site parking and access to communal gardens, this characterful workspace provides an ideal business environment within easy reach of Frome and Bath.

ACCOMMODATION

The property has been measured on a gross internal area basis and provides the following accommodation:

	Sq Ft	Sq M
The Courtyard Barn	894	83
Total	894	83

BUSINESS RATES

These can be confirmed by Mendip District Council:

0300 303 8588

TERMS

The premises are available by way of a new FRI lease on terms to be agreed.

RENTAL

Rent Upon Application.

Subject to contract.

EPC

This property has an EPC rating of E.

VIEWINGS

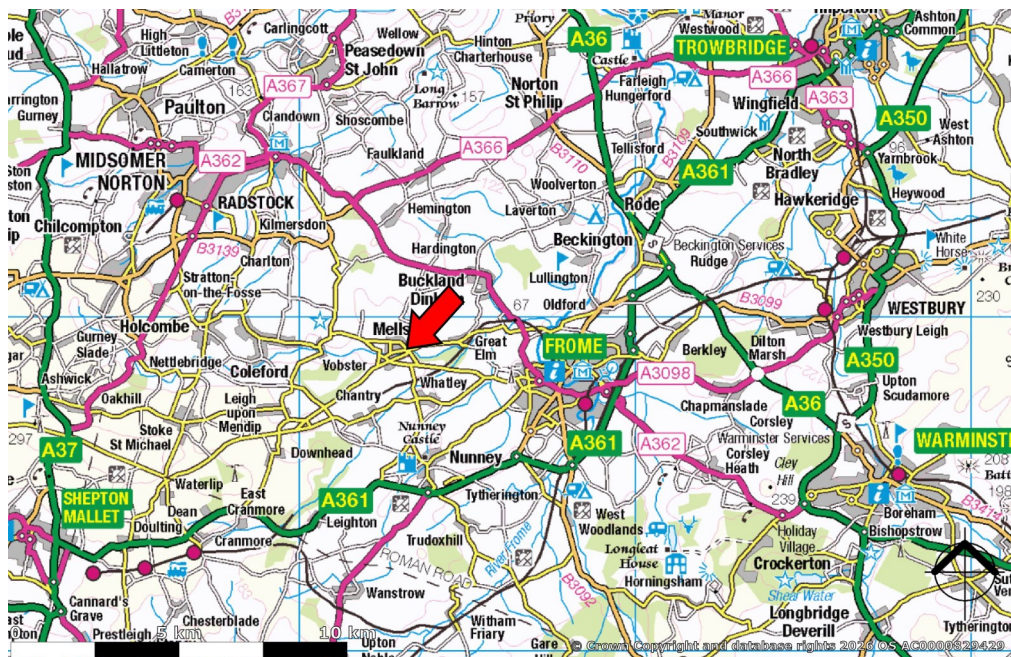
Viewings can be arranged by prior appointment with Carter Jonas

LEGAL COSTS

The tenant will be responsible for paying a contribution towards the Landlords legal and surveyor fees

SUBJECT TO CONTRACT

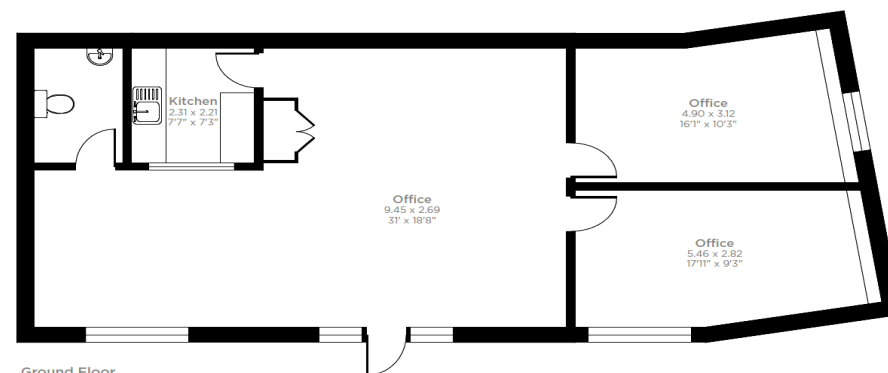




The Courtyard Barn , Mells, Frome, Frome, BA11

Approximate Area = 894 sq ft / 83 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Carter Jonas REF: 1515609

FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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September 2026

Carter Jonas