

Vallis Trading Estate Frome

Available to Let
Warehouse
10,547 sq ft

Recently refurbished



Established industrial estate



Good road links



2 No roller shutter doors

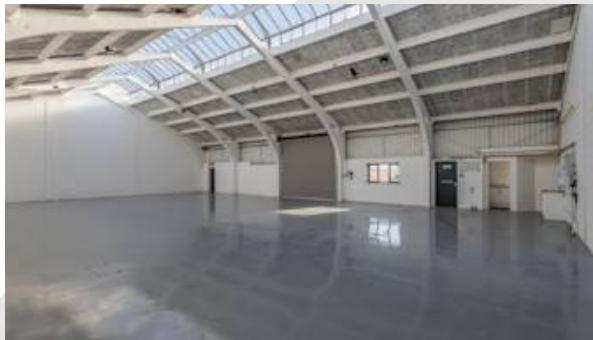


LED lighting



Vallis Trading Estate

Frome BA11 3DT



Description

Units 14 & 15 have recently been refurbished by the Landlord to create a single large unit. Unit 14 has access directly from the main courtyard of the estate, while Unit 15 has access from the rear.

The units are of portal frame with elevations of brickwork and cladding under a pitched roof with skylights.

Units have been recently refurbished to include:

- New LED lighting
- Redecorated walls and floors
- 2 no. new electric roller doors
- New pedestrian doors

Location

Frome is an affluent market town serving a large catchment area along the Somerset/Wiltshire border, which includes the cities of Bath (15 miles), Wells (15 miles), Salisbury (18 miles), Bristol (23 miles) and the towns of Warminster (7 miles) and Trowbridge (8 miles).

Frome is accessed via the A361, which provides excellent transport links north to the M4 motorway and south to the A303 and A350. The Vallis Trading Estate is situated 1 mile to the west of the town centre, just off the A362 Radstock Road. It is one of the principal industrial estates within Frome, with occupiers including the Royal Mail and AJ Reynold Truck Services.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 14-15	Warehouse	10,547	Immediately	£5,275 PCM
Total		10,547		

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