



Unit 16
Vallis Trading Estate
Frome
BA11 3DT

Warehouse: Premises

5,826 Sq Ft (541.25 Sq M)

- **Established Industrial Estate**
- **Large roller door access**
- **Good road links**
- **Open plan storage / production space**
- **Rent on application - Available May 2026**

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.

DESCRIPTION

Unit 16 is a corner unit suitable for use as a workshop or a warehouse. There is a sectional up & over loading door in the front of the unit measuring approximately 4.35m (14ft 3ins) width x 3.7m (12 ft 1 ins) high. The unit has high bay lighting and 2 gas fired warm air blowers. The internal fit out includes an office, male and female toilets and a kitchen.

ACCOMMODATION

The accommodation comprises the following areas measured on a gross internal basis (GIA):

	Sq Ft	Sq M
Ground-Production/ warehouse	5826	541.25
Total	5826	541.25

TERMS

The building is available on new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE & INSURANCE

A service charge is payable toward the repair and maintenance of the common areas of the Vallis Estate. The tenant is also liable for reimbursing the Landlord a proportion of the insurance premium for the reinstatement of the property. The approximate costs are currently -

Service Charge—£2,305.00 pa

Insurance—To be confirmed

LEGAL COSTS

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

BUSINESS RATES

The unit has a Rateable Value effective from 1st April 2023 of £15,000.

Prospective tenants should make their own enquiries with regards to exact rates payable.

VAT

All terms quoted are exclusive of VAT as applicable.

RENT

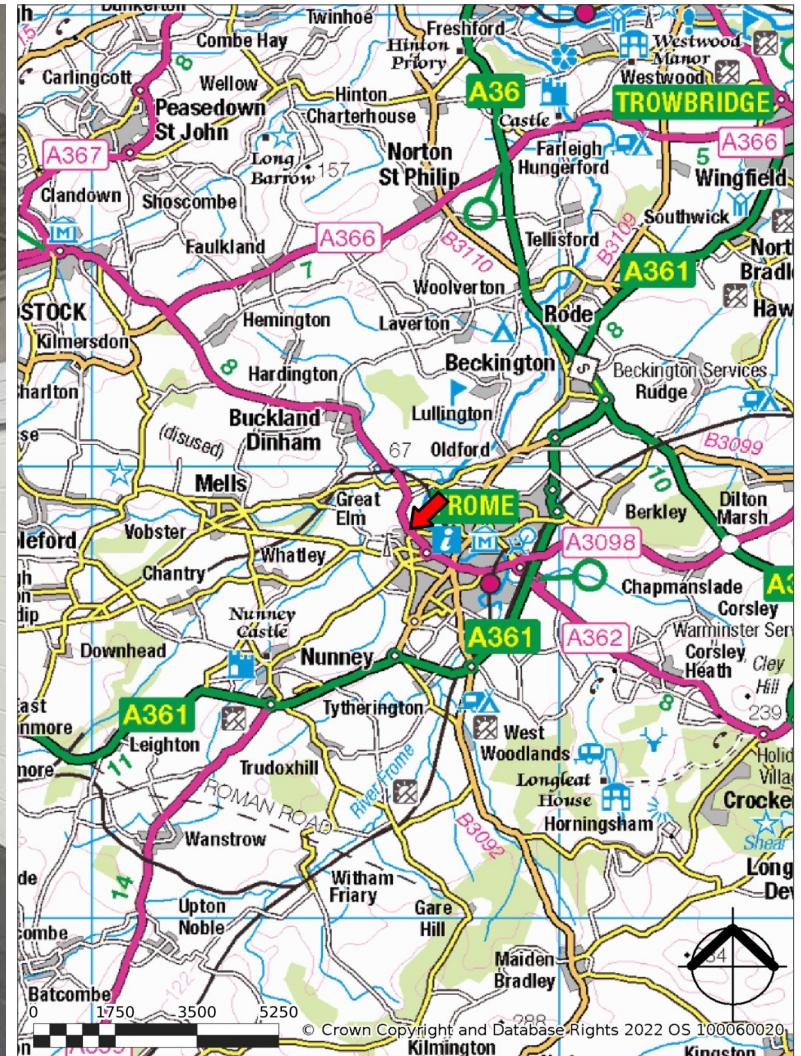
£48,725 per annum exclusive.

EPC

The subject property has an EPC rating of E.

VIEWINGS

To be arranged with the agents.



FURTHER INFORMATION

Should you require further information please contact:

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December 2025

Carter Jonas