



Unit 16
Vallis Trading Estate
Frome
BA11 3DT

Warehouse:
Approximately 5,826 Sq Ft (541.25
Sq M)

- **Good road links**
- **LED lighting**
- **Established industrial estate**
- **2 no. roller shutter doors**
- **Open plan storage/production place**

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 4.50m (14ft 9ins) high. In the rear elevation is a steel roller shutter door approximately 3.25 m (10 ft 7ins) 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. The unit will be refurbished by the Landlord prior to occupation by a new tenant, to include new LED lighting.

QUOTING PRICE

£40,785 + VAT per annum.

ACCOMMODATION

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

Floor/Unit	Sq M	Sq Ft
Ground - Production / warehouse	541.25 Sq M	5,826 Sq Ft
Total	541.25 Sq M	5,826 Sq Ft

TERMS

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

SERVICES

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. These costs are currently—

Service Charge - £2,305+ VAT pa

Insurance - To be confirmed

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of VAT.

EPC

The building has an Energy Performance Certificate rating of 111 in Band E.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9564-4857-4671-2196-0989>

VIEWINGS

All viewings should be made through the agents.

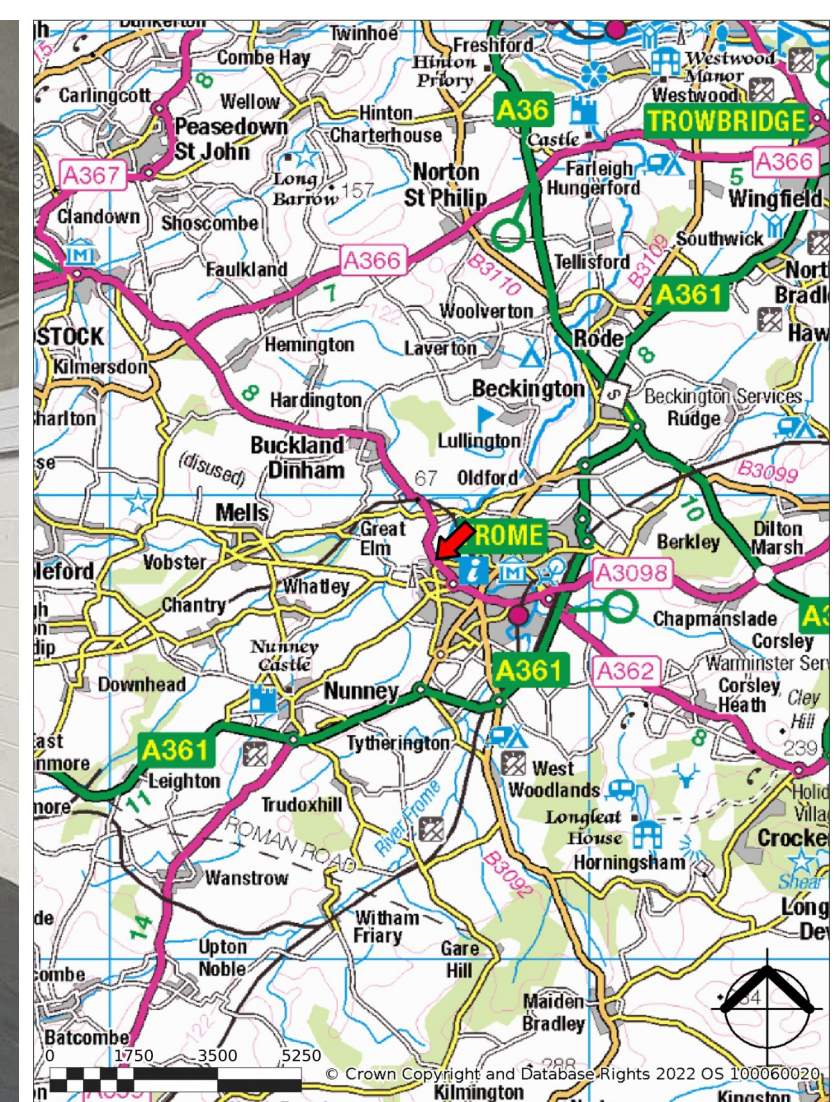
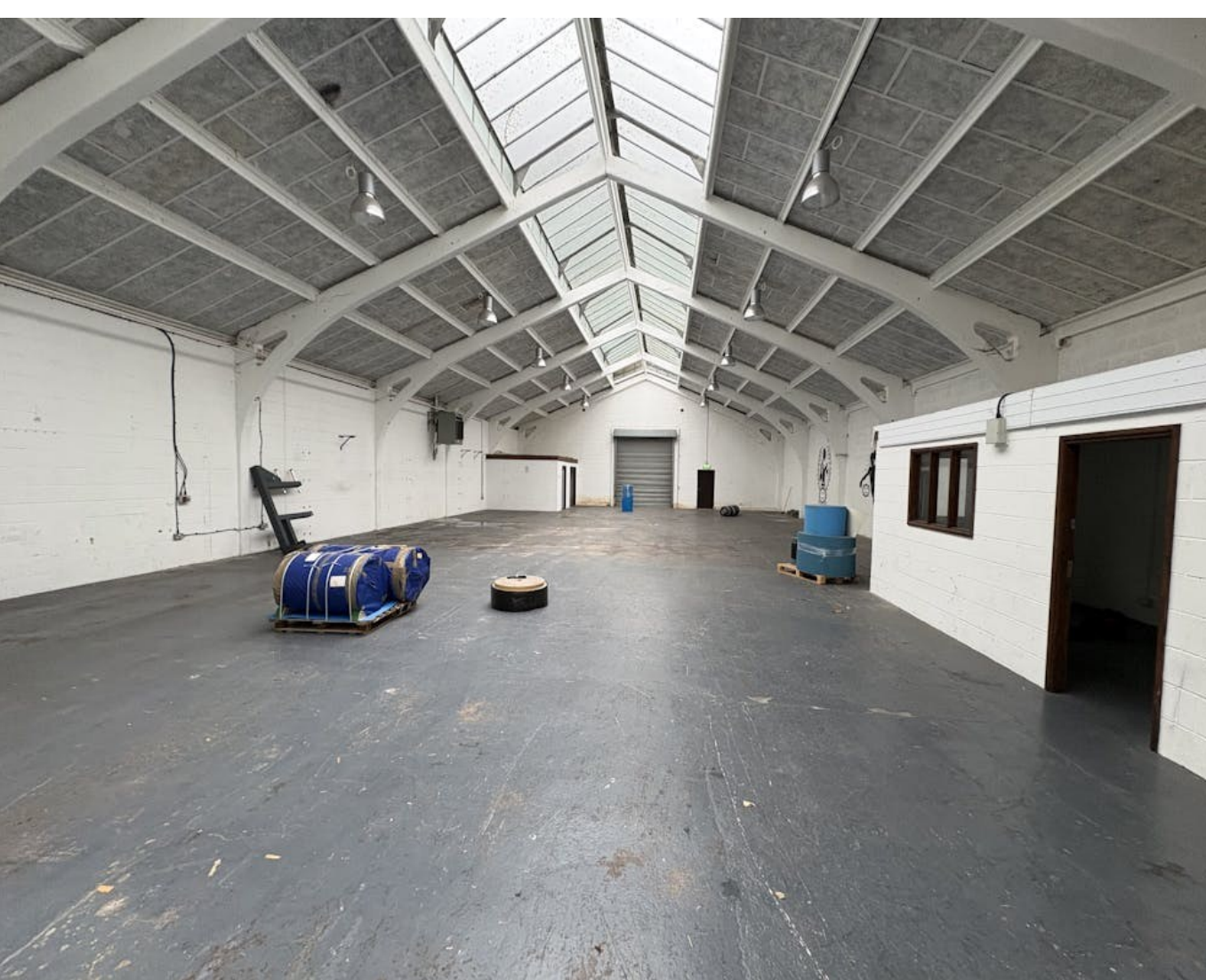
ANTI MONEY LAUNDERING

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

BUSINESS RATES

The unit is listed on the Valuation Office Agency website as "Gymnasium & Premises" with 2 Rateable Values effective from 1st April 2026 totalling £32,250. A new single occupier for a different use may trigger a revaluation.

SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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July 2026

Carter Jonas