



Unit G
Vallis Trading Estate
Frome
BA11 3DT

Warehouse:
Approximately 4,260 Sq Ft (395.76 Sq M)

- **Good road links**
- **LED lighting**
- **Established industrial estate**
- **2 no. roller shutter doors**
- **Prominent position on the Estate**
- **Second roller door in rear elevation**

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 G is a prominent end of terrace unit, located toward the front of the Vallis Estate. It benefits from a large concrete forecourt leading to a steel roller shutter loading door approximately 4.00 high x 3.2m wide. In the rear elevation is a further steel roller shutter door approximately 3.86 m high x 4.69m wide. The unit has an internal eaves height of approximately 4.25 metres with a maximum apex height of approximately 6.95 metres.

At the rear of the building but with both internal and external access, is an office pod providing a reception area and two partitioned offices. The rooms have carpet floor covering, lighting, upvc double glazed windows with internal blinds and external security grilles.

Externally, there are parking spaces available on the front forecourt and along the side of the building.

ACCOMMODATION

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

	Floor/Unit	SqFt	SqM
Ground Industrial/ Warehouse	Ground	4,093	380.25
Ground Offices	Ground	167	15.51
Total		4,260	395.76

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.

LEGAL COSTS

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

BUSINESS RATES

The unit is listed on the Valuation Office Agency website with a Rateable Value of £28,500.

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.

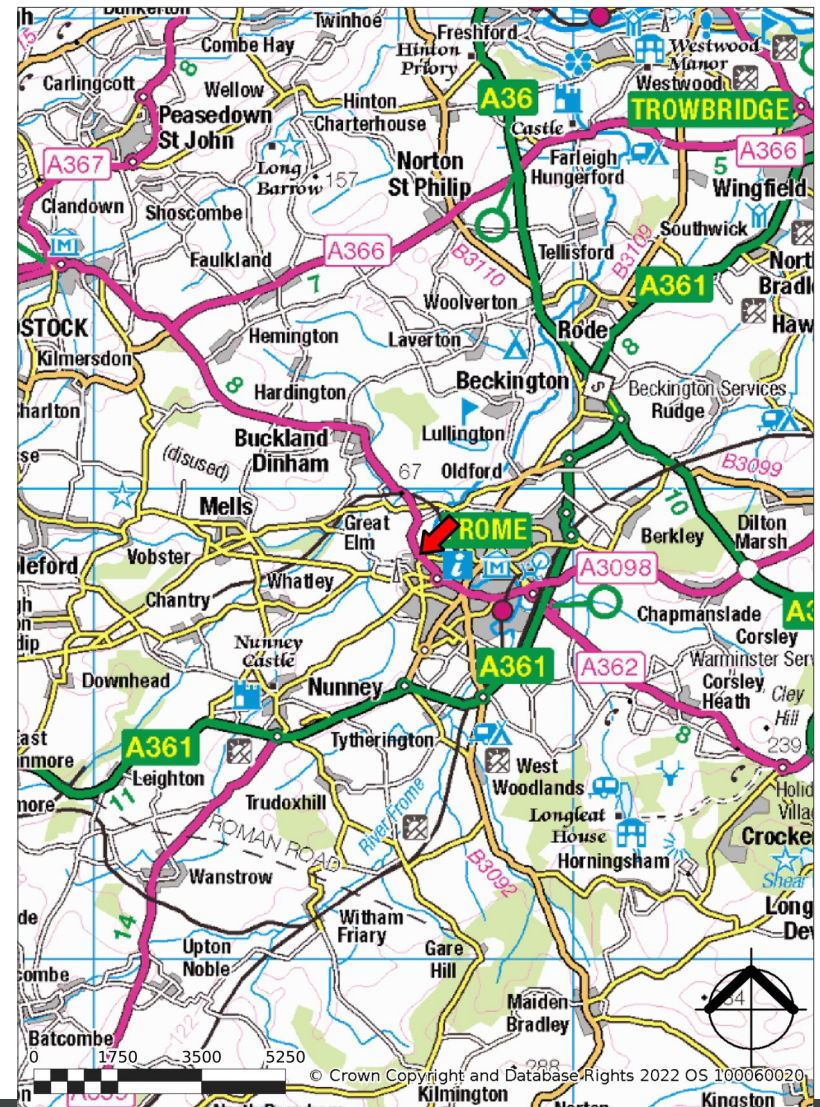
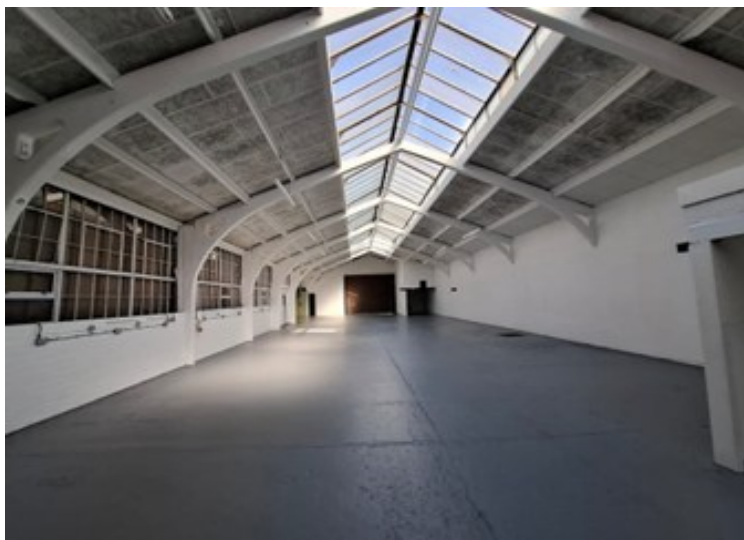
ANTI MONEY LAUNDERING

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.

QUOTING RENT

£34,000 per annum exclusive

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