

# TO LET

# Carter Jonas



**Warehouse at Great Elm**  
Hapshill  
Frome  
BA11 3NW

**Warehouse with secure yard.**  
**29,370 sq ft (2728.53sq m)**

- **Secure yard areas.**
- **Dock Levellers.**
- **8m Eaves height.**
- **Offices.**
- **LED Lighting.**

## 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. Hapsford Hill is situated 2 mile to the west of the town centre, just off the A362 Radstock Road. With the site being situated on the outer edge of Frome it allows for quick and easy access to main road links.

## DESCRIPTION

The property comprises a steel portal frame building with part steel and part concrete block elevations under a steel clad roof which incorporates roof lights.

The premises is of regular shape benefiting from an excellent eaves height of 8m and a height to pitch of 10.8m. The building also benefits from LED lighting, offices, welfare facilities, 2 dock levels and loading doors to gable end and side elevations 5.7 m wide and 4.8m high.

Externally there is a generous yard with a mostly tarmac surface suitable for staff car parking and HGV turning and loading.

## QUOTING RENT

£195,000 per annum excluding VAT

## SERVICES

We are advised that all mains services are connected and the property has the benefit of three phase electricity. However, prospective occupiers are advised to make their own investigations as to their state and condition.

## ACCOMMODATION

Floor measurements: The property has been measured on a gross internal area basis

	SqM	SqFt
Warehouse	2682.04	28869
Mezz	47.06	506.61
<b>Total</b>	<b>2729.10</b>	<b>29376</b>

## TERMS

The property is available to let on a full repairing and insuring lease on terms to be agreed.

## PLANNING

The outgoing tenant used the property for storage and distribution. Prospective occupiers should make their own enquiries with the Local Planning Authority Somerset Council Tel: 0300 123 2224

Email - [PlanningEast@somerset.gov.uk](mailto:PlanningEast@somerset.gov.uk)

Planning East (formally Mendip) - Council Offices, Cannards Grave Road, Shepton Mallet, BA4 5BT

## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

## BUSINESS RATES

Business Rates are applicable to the building for more information please apply to the agents .

## VAT

All prices quoted are exclusive of VAT.

## EPC

The property has an EPC rating of B (40).

## VIEWINGS

Please apply to the agents.



**SUBJECT TO CONTRACT**



## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

St. Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

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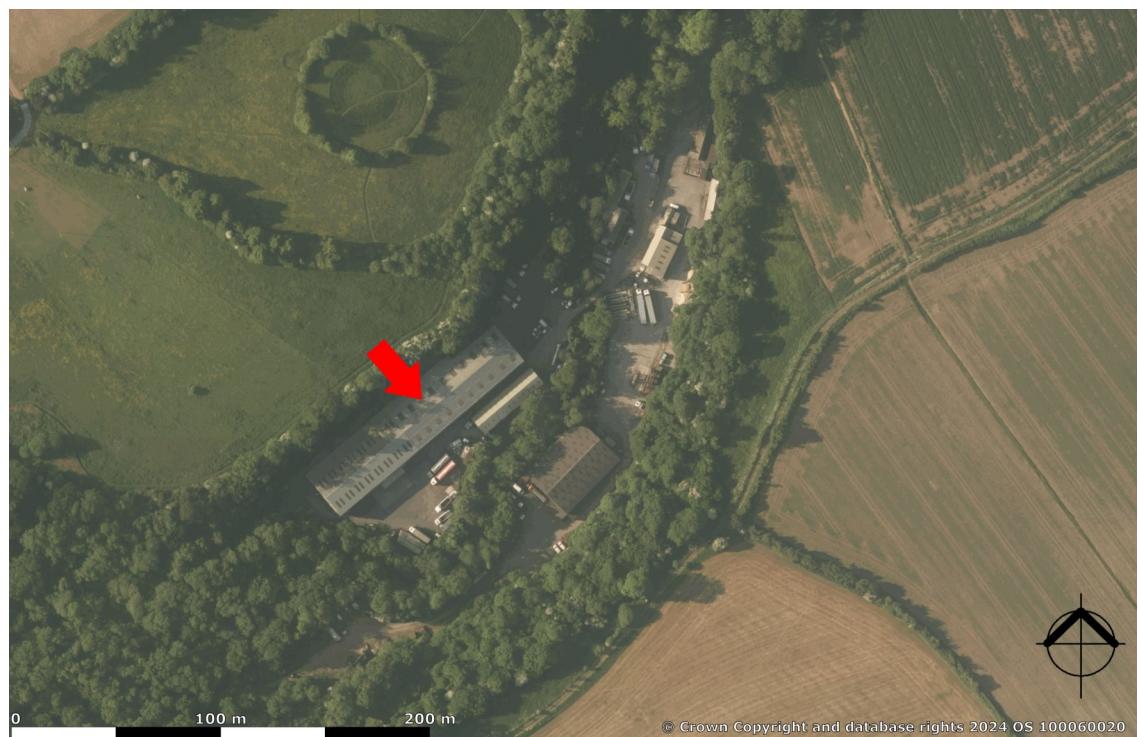
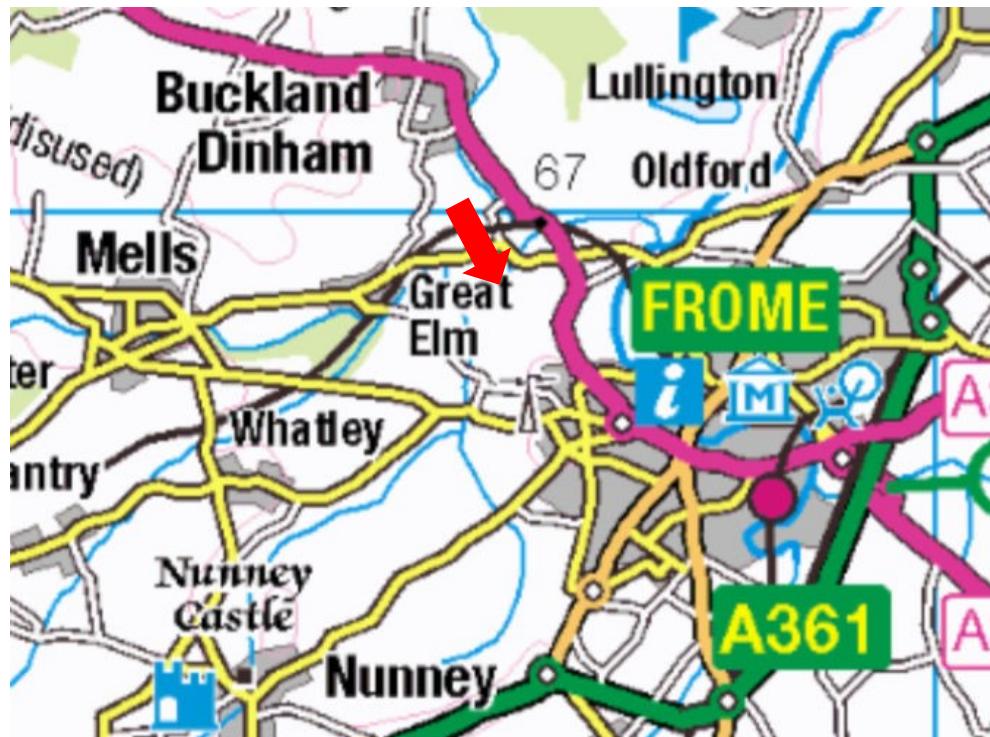
[Ed.cawse@carterjonas.co.uk](mailto:Ed.cawse@carterjonas.co.uk)

## IMPORTANT INFORMATION

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May 2024

**Carter Jonas**



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