FOR SALE

Carter Jonas



K5 The Courtyard,
Jensen Avenue,
Commerce Park,
Frome,
Somerset, BA11 2FG

Ground Floor Offices on Long Leasehold

NIA 100.81 sq m / 1,085 sq ft

- Modern Specification Office Suite
- On site Parking
- Accessible Location

LOCATION

Frome is a market town / local employment centre located at the eastern end of the Mendip Hills, c. 12 miles south of Bath on the A361 providing amenities to a mainly rural catchment

The A361, the A36 and A350 with which it connects are principal distributor roads for the region. The A303 is c. 14 miles to the south. The M4 motorway is accessible via A roads at Junction 18 (c. 22 miles) north, the M5 at Junction 23 (c. 36.0 miles) west.

Commerce Park was developed from 2006 and comprises a mix of E, B2 & B8 occupiers, to include Storage base Self Storage, Screwfix, Greggs, Premier Inn and Burger King Drive-thru (to open shortly).

DESCRIPTION

The subject Property is centrally located within Commerce Park, a modern mixed use Business Park located on the northeast periphery of Frome town centre, adjacent to and accessed from the A361 via a roundabout.

The Courtyard comprises a two-storey office block around a landscaped central courtyard providing an attractive and highly accessible office environment.

The property is fitted to a modern standard with glazed internal partitions, air conditioning, and CAT II lighting.

Existing office furniture also available by negotiation.

On site parking for 6 vehicles.

ACCOMMODATION

	Sq M	Sq Ft
Office	95.21	1,025
Kitchen & Stores	5.60	60
Total	100.81	1,085

PLANNING

The most recent use of the property was for offices within Use Class E. Prospective purchasers are advised to make contact with the Local Planning Authority Somerset Council Tel: 0300 303 8588

LEGAL COSTS

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

BUSINESS RATES

Rateable Value:£11,000

See:- https://www.tax.service.gov.uk for reference.

TENURE

The property is held on a 999 year lease from 11 April 2011.

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QUOTING PRICE

£175,000

SERVICES

Mains electricity, gas, water and drainage available.

EPC

An EPC is available on request.

AML / SANCTIONS CHECKS

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.

VIEWINGS

Viewings to be made through the agents, Carter Jonas 01225 747260.

Subject to Contract

Carter Jonas











Colin Scragg

Partner

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IMPORTANT INFORMATION

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November 2026

SUBJECT TO CONTRACT