



**Unit 2 The Barns
Woodlands End
Mells, Frome
Somerset
BA11 3QD**

- Office / Studio in the picturesque village of Mells
- Approximately 141.03 Sq M (1,518 Sq Ft)
- Communal Gardens
- Converted Traditional Farm Building in Rural Location
- Ample Parking
- Open Plan Accommodation Plus individual Offices

LOCATION & AMENITIES

The Barns are situated on the edge of the pretty village of Mells, 3.5 miles to the west of Frome. The city of Bath lies 14 miles to the north.

Mells benefits from a public house, The Talbot Inn, and an award winning village shop. There is a regular bus service to Frome.

DESCRIPTION

The premises sit within a set of converted traditional farm buildings and comprise an open plan office / studio space with two additional individual offices or meeting rooms. There is a further meeting room on a mezzanine floor with a glazed front looking out over the main office space. The building is full of character with exposed roof timbers and doors leading out to communal parking and garden areas.

The property benefits from heating and shared kitchen and WC facilities. It would lend itself to a number of uses including office or studio space.

There is car parking in the main courtyard for a number of cars.

ACCOMMODATION

The premises extends to the following approximate floor areas:

Main Office	100 Sq m	1,077.12 Sq Ft
Ground Floor Offices	21 Sq m	225.52 Sq Ft
Mezzanine Office	48 Sq m	215.46 Sq Ft
Communal Areas	18 Sq m	197.93 Sq Ft

RENTAL

£15,000 per annum exclusive of outgoings.

Subject to contract.

BUSINESS RATES

These can be confirmed by Mendip District Council:
0300 303 8588

COSTS

The tenant will be responsible for paying a contribution towards the Landlords legal and surveyors fees.

TERMS

The premises are available by way of a new FRI lease on terms to be agreed.

VIEWINGS

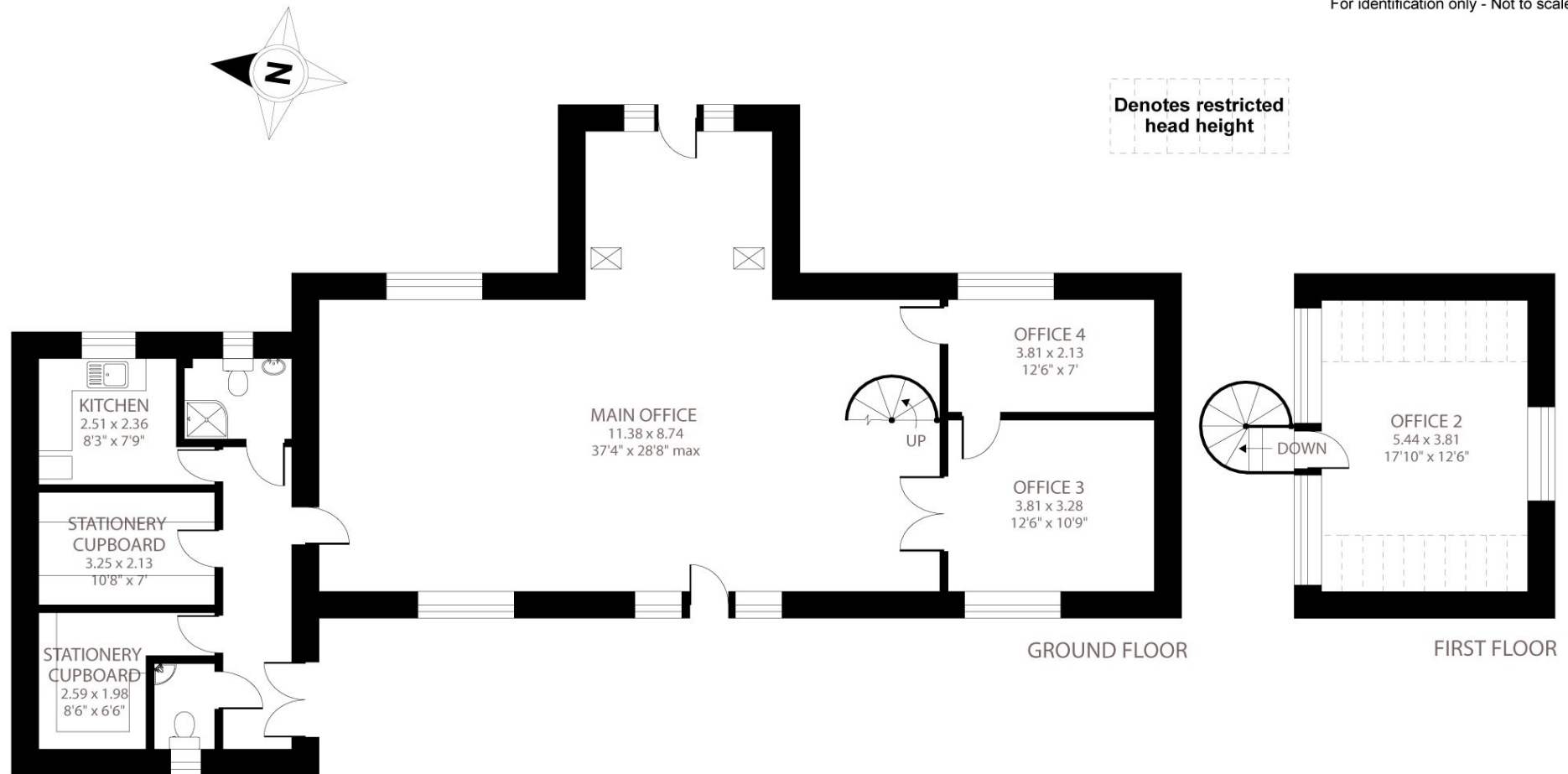
All viewings should be made through sole agents Carter Jonas:
07780 667082



SUBJECT TO CONTRACT

UNIT 2 – FLOORPLAN

For identification only - Not to scale



FURTHER INFORMATION

Should you require further information please contact:

Oliver Mead MRICS

Partner
01225 747 243 | 07780 667082
Oliver.Mead@carterjonas.co.uk

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

0117 922 1222

www.carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas