



**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

Rent Upon Application.

Subject to contract.

BUSINESS RATES

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

COSTS

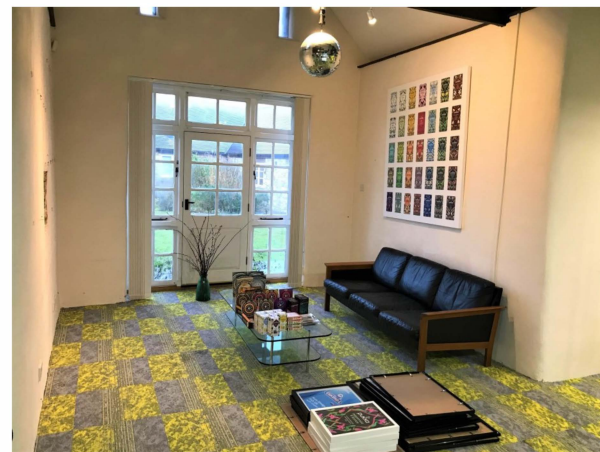
The tenant will be responsible for paying a contribution towards the Landlords legal and surveyors fees.

TERMS

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

VIEWINGS

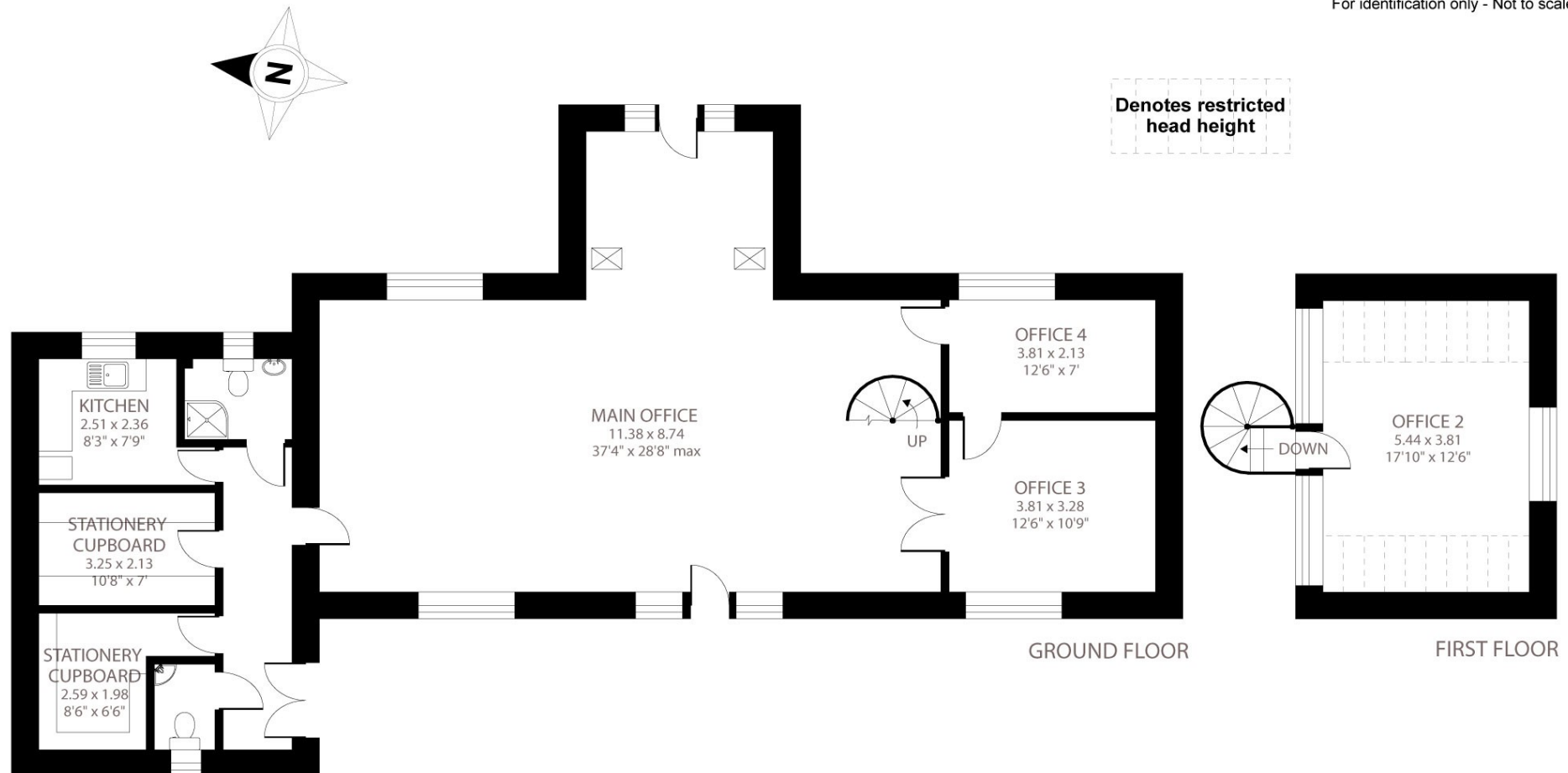
All viewings should be made through sole agents Carter Jonas:
07780 667082



SUBJECT TO CONTRACT

UNIT 2 – FLOORPLAN

For identification only - Not to scale



FURTHER INFORMATION

Should you require further information please contact:

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IMPORTANT INFORMATION

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