

TO LET

Carter Jonas



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

**Storage Space
13,000 sq ft (1208 sq m)**

- Dock Levellers available.
- 8m Eaves height.
- 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 part of a steel portal frame building with part steel and part concrete block elevations under a steel clad roof which incorporates roof lights.

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

Externally there are good yard areas for HGV turning and loading.

QUOTING RENT

£90,000 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	1,208	13000
Total	1,208	13000

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TERMS

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

PLANNING

The current use is storage and distribution. Prospective occupiers should make their own enquiries with the Local Planning Authority Somerset Council Tel: 0300 123 2224 regarding alternative uses

Email - 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

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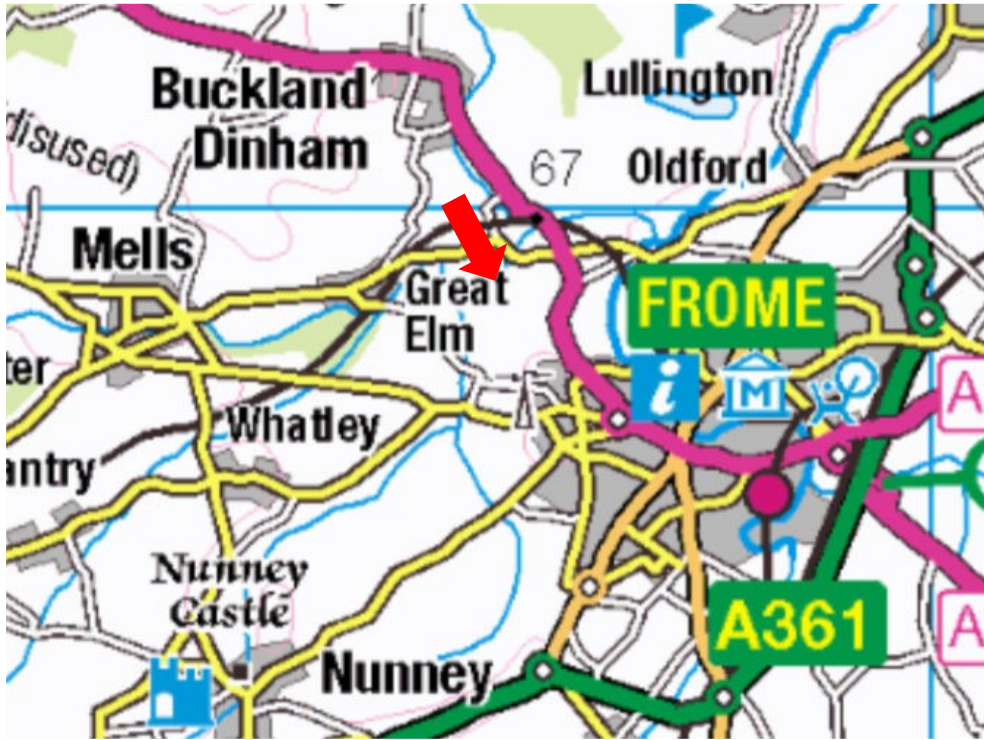
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IMPORTANT INFORMATION

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May 2024

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July 2026

Carter Jonas