



Unit 12-13
Vallis Trading Estate
Frome
BA11 3DT

Warehouse:
Approximately 19,971 Sq Ft (1,855 Sq M)

- **Good road links**
- **LED lighting**
- **Established industrial estate**
- **2 no. roller shutter doors**

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. The Vallis Trading Estate is situated 1 mile to the west of the town centre, just off the A362 Radstock Road. It is one of the principal industrial estates within Frome, with occupiers including the Royal Mail and AJ Reynold Truck Services.

DESCRIPTION

Units 11-13 provide a single unit suitable for production or warehouse use. It has 2 large roller shutter loading doors in the front elevation.

The units are of portal frame with elevations of brickwork and cladding under a pitched roof with skylights.

Internally there is a toilet block and a single office.

QUOTING RENT

£89,060 per annum exclusive

ACCOMMODATION

The accommodation comprises the following areas measured on a gross internal basis (GIA):

| Floor/Unit | Sq M | Sq Ft |
|---------------------------------|--------------------|-----------------------|
| Ground - Production / warehouse | 19,971 Sq M | 1,855.37 Sq Ft |
| Total | 19,971 Sq M | 1,855.37 Sq Ft |

TERMS

The building is available on new full repairing and insuring lease for a term to be agreed.

SERVICES

A service charge is payable toward the repair and maintenance of the common areas of the Vallis Estate. The tenant is also liable for reimbursing the Landlord a proportion of the insurance premium for the reinstatement of the property. These costs are currently—

Service Charge - £7,830.31 + VAT pa

Insurance - £4,074.46 + VAT pa

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of VAT.

EPC

The building has an Energy Performance Certificate rating of 88 in Band D. The Landlord will be installing new LED lighting which will improve the energy rating.

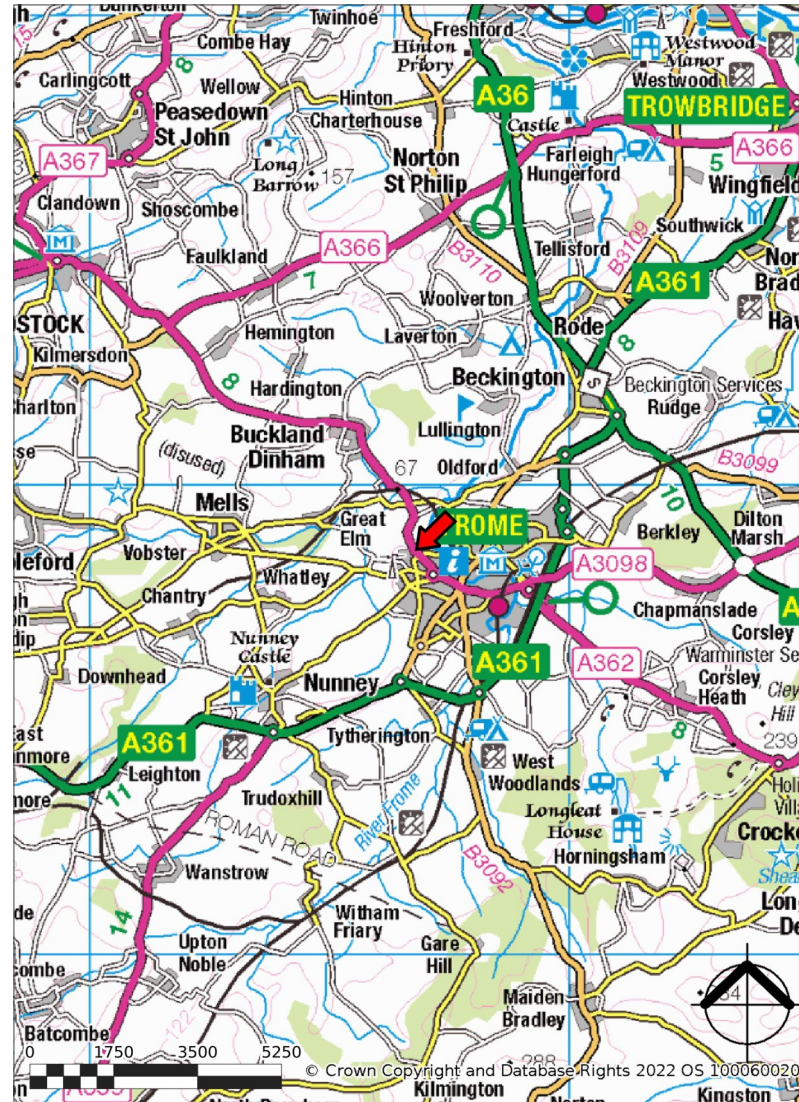
A copy of the EPC is available from the agents on request.

VIEWINGS

All viewings should be made through the agents.



SUBJECT TO CONTRACT



FURTHER INFORMATION

Should you require further information please contact:

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NOVEMBER 2025

Carter Jonas