



**Unit H**  
**Vallis Mills Trading Estate**  
**Robins Lane**  
**Frome**  
**BA11 3DT**

**Industrial / Warehouse Unit**

**Approximately 2,644 Sq Ft (245.67 Sq M)**

- **Prime industrial estate**
- **Good links to Bristol & Bath**
- **Good Clear span space**
- **Front loading doors**
- **Detached unit prominently located**



---

## 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 Mills 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, AJ Reynolds Truck Services, Alliance Healthcare, Aggregate Industries and Liberty Gymnastics.

---

## DESCRIPTION

The detached unit is of portal frame construction with mid brick block and steel clad elevations with a steel roof incorporating roof lights.

Internally, the unit benefits from an eaves of 4.3m. There is a roller shutter door situated at the front of the premises. Further specification includes: Hi-bay lighting, gas fired warm air heating and has the benefit of a small office, WC and kitchen area.

Externally the building benefits from 9 parking spaces.

---

## QUOTING RENT

£26,500 per annum, exclusive.

---

## ACCOMMODATION

The following gross internal floor areas have been measured in accordance with the RICS Code of Measuring Practice and extend to:

ACCOMMODATION	SQ M	SQ FT
<b>Total</b>	<b>245.67</b>	<b>2,644</b>

---

## TERMS

The unit is available by way of a new lease on a full repairing and insuring basis.

Any lease granted will be excluded from the renewal provisions of the Landlord & Tenant Act 1954.

---

## SERVICE CHARGE

A service charge is payable towards the repair and maintenance of the common areas of the Vallis Estate.

Further details can be obtained from the agent.

---

## SERVICES

We are informed that all mains services are available at the unit. However, any ingoing occupier must satisfy themselves as to the state, condition and capacity of services.

---

## BUSINESS RATES

According to the Valuation Office Website, the property has a rateable value of:

Unit H: £18,000

Interested parties are advised to make their own enquires with regards to the exact rates payable.

---

## EPC

An Energy Performance Asset Rating of 93 D.

A certificate can be made available upon request.

---

## VAT

All figures shown are exclusive of VAT, if applicable.

---

## LEGAL COSTS

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

---

## VIEWINGS

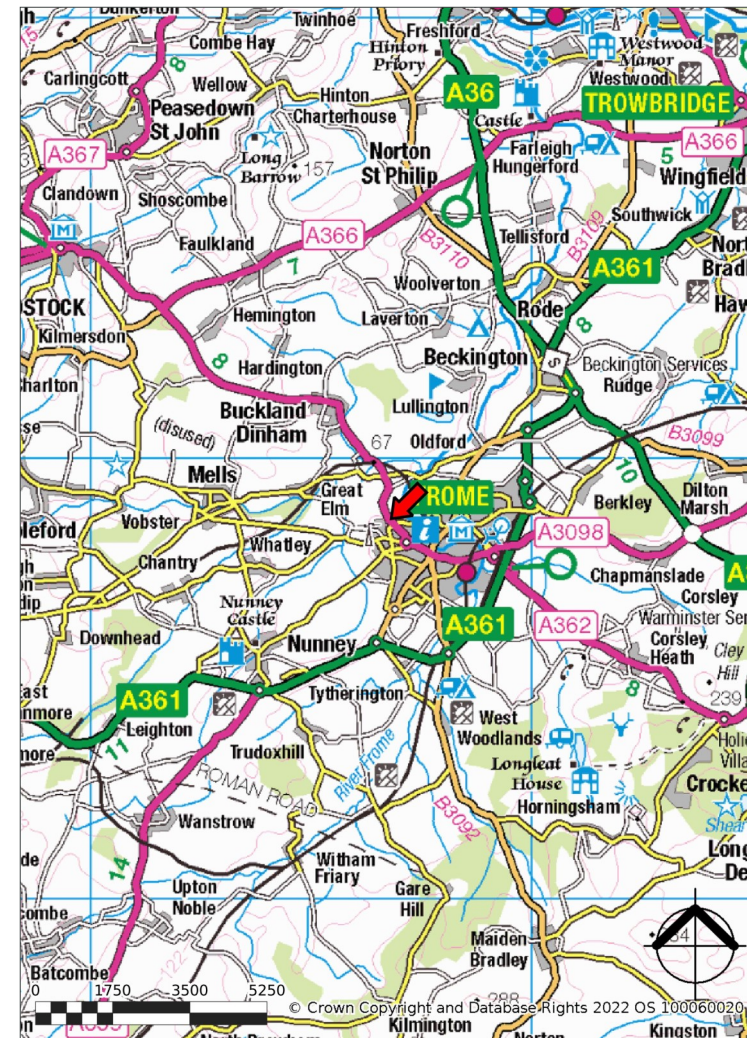
Viewings are available strictly by prior appointment with the joint agents Carter Jonas, 0117 922 1222, and Hue Thomas Commercial. 01249 704345

**SUBJECT TO CONTRACT**









**For identification Purposes Only**

## FURTHER INFORMATION

Should you require further information please contact:

[www.carterjonas.co.uk](http://www.carterjonas.co.uk)

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

**Alison Williams MRICS**

0117 922 1222 | 07917 041109

Alison.Williams@carterjonas.co.uk

**Ed Cawse MRICS**

0117 922 1222 | 07423 632476

Ed.Cawse@carterjonas.co.uk

Joint Agents:

**Huw Thomas Commercial**

**Huw Thomas**

01249 704345

huw@huwthomascommercial.com

## 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.

**November 2023**

**Carter Jonas**