



TO LET

INDUSTRIAL WAREHOUSE

Units 5-8 Ashton Park, Handlemaker Road, Frome, BA11 4RW



2,524 sq ft – 11,229 sq ft

Property Highlights

- Industrial trade counter / warehouse units.
- 6.5m eaves.
- 4 electric full height loading doors.
- Established trading location.
- Situated opposite Toolstation.
- Available to let as a whole or individually.
- Shared car parking available.
- Available immediately.

For more information, please contact:

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cushmanwakefield.com



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Location

Frome is a market town situated on the East Somerset/West Wiltshire border. It is well positioned for access to the major road networks with the A303. The City of Bath lies 14 miles to the north of Frome town centre. Ashton Park is strategically positioned on the southern edge of the long-established Marston Trading Estate, near to the main entrance to the estate, off the B3090. Other occupiers on the Park include Toolstation, Aquaid and Friary Drinks. Notable occupiers in close proximity include Sainsburys, Homebase, McDonalds and Greggs

Description

The property comprises a modern detached warehouse/industrial unit of steel portal frame construction, with a mixture of block elevations, metal profile cladding and an insulated roof. The property is configured internally as three separate bays, which are linked by interconnecting doors. In Unit 8 there is ground and first floor office accommodation. Specification includes:

- Internal eaves height of 6.5m.
- Ground and first floor office accommodation in Unit 8, including kitchenette and WC facilities.
- Concrete loading apron.
- 4 electric full height loading doors.
- Shared car parking.

Mains Services

We understand the unit benefits from all mains services including electricity, water and drainage. Interested parties are advised to make their own enquiries regarding connectivity.

Energy Performance Certificate

To be confirmed on completion of the refurbishment.

Business Rates

Rateable Value 1st April 2023 = £80,000

Accommodation

All floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a GIA basis.

Accommodation	sq ft	sq m
Unit 5		
Ground Floor	2,536	235.62
Unit 6		
Ground Floor	2,524	234.52
Unit 7/8		
Ground Floor	5,091	473.00
First Floor	1,059	98.36
Total	11,229	1,043.18

The units can be offered on an individual basis or combined as a whole.

Quoting Rent

Rent on application.

Tenure and Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



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