



TO LET

Industrial/Warehouse/Workshop Unit
3550 sq ft (329.80 sq m)

- Popular Regional Business Park
- Facilities Include Esso Petrol Filling Station, Budgens, Greggs, Premier Inn & Beefeater Pub
- Modern End Terrace Unit
- Accommodation over Two Floors
- Suitable for Various Uses (Subject to Planning)

Jenson Court, Commerce Park, Frome

Unit J6, Jenson Court, Jenson Avenue, Commerce Park, Frome, BA11 2FQ



LOCATION

Frome is situated in a strategic location on the Somerset/Wiltshire border with excellent road and rail access to major networks. The M4 is accessed via the A36 and Frome Railway Station offers direct mainline services. Bristol Airport is approximately 30 miles away.

Commerce Park is located midway between the M4, M5 and A303 corridors close to the junction of the A36 and A361. Commerce Park is approximately 14 miles south of Bath and 13 miles from the A303 and is situated on the A361 (Frome by-pass), approximately 2 miles south of the A36/A361 junction. Established businesses at Commerce Park include Screwfix, Euro Car Parts, Howdens, The HUT Group, Imperial Commercial, Watson Gym Equipment, Kings Storage and EPD Insulation Group. Facilities include the Premier Inn, Frome Flyer Pub, Esso Petrol Filling Station, Budgens Convenience Store, Greggs and Subway.

DESCRIPTION

The property comprises a modern end of terrace industrial/warehouse/workshop premises built in 2018 of steel portal frame construction with insulated profile steel elevations and roof.

The ground floor comprises a warehouse/workshop with suspended ceilings and integral LED lighting. The first floor provides mainly open plan office accommodation with suspended ceilings and LED lighting and a kitchen. There are WC's at ground floor.

Loading access is by way of the original loading door with inner loading bay.

Externally, there is a surfaced forecourt and allocated parking for 3 vehicles.

Money Laundering Regulations Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

PLANNING

The development has planning consent for B1 (light industrial/office), B2 (general industrial) and B8 (storage and distribution) uses. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Somerset Council, Cannards Grave Road, Shepton Mallett, BA4 5BT Tel: 0300 303 8588.

ACCOMMODATION

Ground Floor	1875 sq ft	(174.19 sq m)
First Floor	1675 sq ft	(155.61 sq m)
Total	3550 sq ft	(329.80 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£26,625 per annum exclusive.

VAT

VAT is payable on the rent.

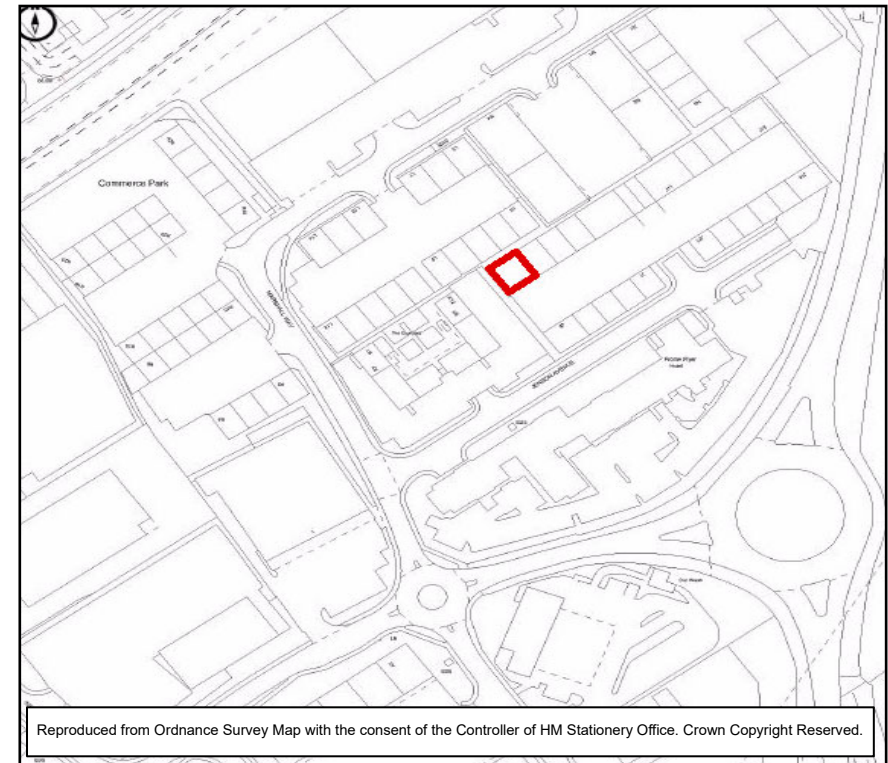
BUSINESS RATES

Rateable Value: £22,250.*

Rates payable for year ending 31/03/27: £9,612.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

Code for Leasing Business Premises As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, www.rics.org.



SERVICES

Mains electricity (3 phase), gas, water and drainage and FTTP broadband connection available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

ENERGY PERFORMANCE

The property has an EPC rating of B37.

VIEWING

Strictly by appointment only.

Ref: GM/JW/17284-A1/A2-J6

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