

Vallis Trading Estate

Vallis Trading Estate Frome BA11 3DT
Warehouse | 5,826 - 19,791 ft²



Established industrial estate



Good road links



2 No roller shutter doors



LED lighting

Available to Let

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Location & Connections

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 form a single unit with two large front roller shutter doors, portal frame construction, brick and cladding elevations, pitched roof with skylights, plus a toilet block and office. Units 14–15 have been refurbished into one large unit, with Unit 14 accessed via the main courtyard and Unit 15 from the rear. Works include LED lighting, redecorated walls and floors, two new electric roller doors and new pedestrian doors. Unit 16, a corner unit, is ideal for workshop or warehouse use, featuring a front sectional loading door (approx. 4.35m x 4.5m) and rear steel roller shutter (approx. 3.25m x 3.7m). Internally, it offers an office, male and female WCs, and a kitchen. The unit is to be refurbished.

Further information

EPC Unit 11-13 : D, Unit 14-15 : C, Unit 16 : E	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms Available on new full repairing and insuring leases.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
11 - 13	Warehouse	19,791	Coming soon	7,425
14-15	Warehouse	10,547	Immediately	5,275
16	Warehouse	5,826	Coming soon	3,400
Total		36,164		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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