

# Unit G Vallis Trading Estate

Robins Lane, Frome, BA11 3DT



## Key Highlights

- 4,260 sq ft
- Large front forecourt leading to roller door access
- Second roller door in rear elevation
- £34,000 pa + VAT
- Prominent position on the Estate
- Open plan storage / production space with offices
- New lease



### Description

Unit G is a prominent end of terrace unit, located toward the front of the Vallis Estate. It benefits from a large concrete forecourt leading to a steel roller shutter loading door approximately 4.00 high x 3.2m wide. In the rear elevation is a further steel roller shutter door approximately 3.86 m high x 4.69m wide. The unit has an internal eaves height of approximately 4.25 metres with a maximum apex height of approximately 6.95 metres.

At the rear of the building but with both internal and external access, is an office pod providing a reception area and two partitioned offices. The rooms have carpet floor covering, lighting, upvc double glazed windows with internal blinds and external security grilles.

Externally, there are parking spaces available on the front forecourt and along the side of the building.

### 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.

### Accommodation

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

| Name                            | Floor/Unit | sq ft        | sq m          |
|---------------------------------|------------|--------------|---------------|
| Ground - Industrial / warehouse | Ground     | 4,093        | 380.25        |
| Ground - Offices                | Ground     | 167          | 15.51         |
| <b>Total</b>                    |            | <b>4,260</b> | <b>395.76</b> |

---

## Terms

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

## Rent

£34,000 + VAT per annum.

## Service Charge & Insurance

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.

## Business Rates

The unit is listed on the Valuation Office Agency website with a Rateable Value of £28,500.

## Energy Performance Certificate

The building has an Energy Performance Certificate rating of 111 in Band E.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9564-4857-4671-2196-0989>

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing & Further Information

Please contact:

Mileway  
Scott Jones  
[walesandsouthwest@mileway.com](mailto:walesandsouthwest@mileway.com)  
0292 168 0815

Carter Jonas  
Ed Cawse  
[ed.cawse@carterjonas.co.uk](mailto:ed.cawse@carterjonas.co.uk)  
07425 632476



---

## Contact

### Huw Thomas

01249 704345  
07970 494369  
[Huw@loveday.uk.com](mailto:Huw@loveday.uk.com)

---

## IMPORTANT NOTICE

Loveday for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Loveday has any authority to make or give any representation or warranty whatever in relation to this property. Generated on 18/08/2026