

Unit B Vallis Trading Estate

Robins Lane, Frome, BA11 3DT



Key Highlights

- Large roller door access
- New lease
- Approx 6.5 metre internal eaves height
- £15,000 pa + VAT



Description

Unit B is a basic warehouse unit with a large roller shutter loading door leading to an open plan warehouse with an excellent internal eaves height of approximately 6.5 metres. The loading door is approximately 4.2 metres high x 5.4 metres wide.

The unit has mains electricity and LED lighting but has no water or drainage and therefore no toilet.

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 - Warehouse	Ground	4,426	411.19
Total		4,426	411.19

Terms

The building is available on new lease for a term to be agreed.

Rent

£15,000 + 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. The current estimated service charge for the unit is £1750 + VAT per annum

Business Rates

The unit is listed on the Valuation Office Agency website with a Rateable Value of £24,250. The full rates payable for the year 2026/27 are therefore approximately £10,185

Energy Performance Certificate

The building has an Energy Performance Certificate rating of 61 in Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/4856-2451-3098-4305-0206>

Legal Costs

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

Viewing & Further Information

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