

Unit 16 Vallis Trading Estate

Frome, BA11 3DT



Key Highlights

- 5,821 sq ft
- Established Industrial Estate
- Large roller door access
- New lease
- Available in May 2026
- Good road links
- Open plan storage / production space
- Rent on application



Description

Unit 16 is a corner unit suitable for use as a workshop or a warehouse. There is a sectional up & over loading door in the front of the unit measuring approximately 4.35m (14ft 3ins) width x 4.50m (14ft 9ins) high. In the rear elevation is a steel roller shutter door approximately 3.25 m (10 ft 7ins) width x 3.7m (12 ft 1 ins) high The unit has high bay lighting and 2 gas fired warm air blowers.. The internal fit out includes an office, male and female toilets and a kitchen

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 - Production / warehouse	Ground	5,821	540.79
Total		5,821	540.79

Terms

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

Rent

On application to the agents

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 approximate costs are currently -

Service Charge - £2,305.00 pa

Insurance - To be confirmed

Business Rates

The unit has a Rateable Value effective from 1st April 2023 of £15,000.

The recently published Rating List effective from 1st April 2026, maintains the Rateable Value at £15,000.

Energy Performance Certificate

The building has an Energy Performance Certificate rating of 111 in Band 1.

<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

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