

# Newly Constructed Office Building

Victoria Road, Frome, BA11 1RR

COOPER  
AND  
TANNER



## Description

Rare opportunity to acquire a superb newly constructed two storey office building. The building is constructed of brick elevations with a zinc coated 'saw-tooth' roof as a hark back to the site's industrial past. Internally it has been finished to a shell state ready for occupiers fit out however the developer is open to a program works, subject to further negotiation.

The accommodation comprises ground floor entrance lobby with storage area/tea station, WC and meeting room/open plan office. The first floor will comprise WC, kitchen and large open plan office. There are car ports which may offer scope for future inclusion within the accommodation, subject to any necessary consents.

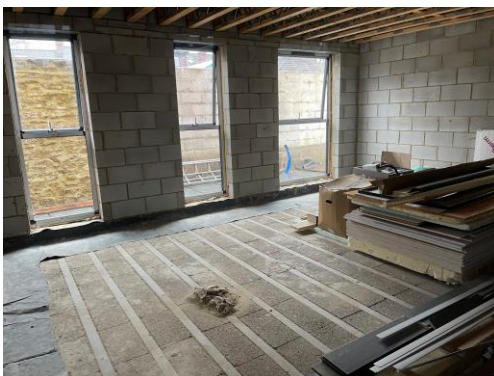
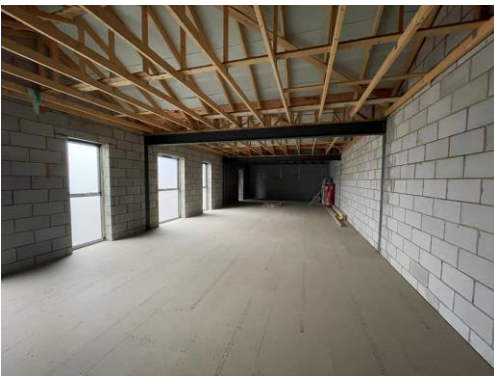
### Approximate Floor Areas:

Ground 33.65 sq m / 362 sq ft; First 103.40 sq m / 1,113 sq ft

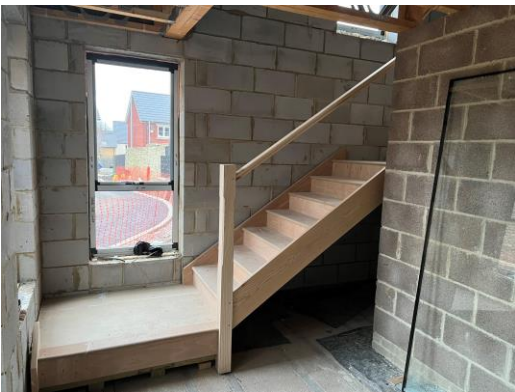
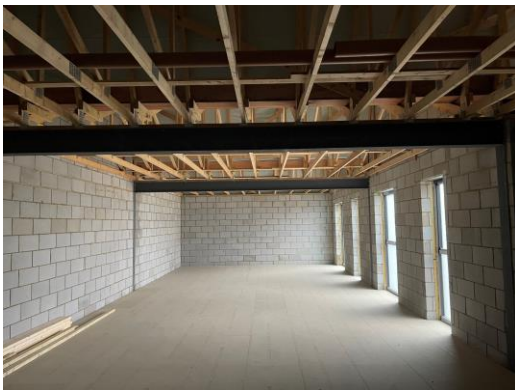
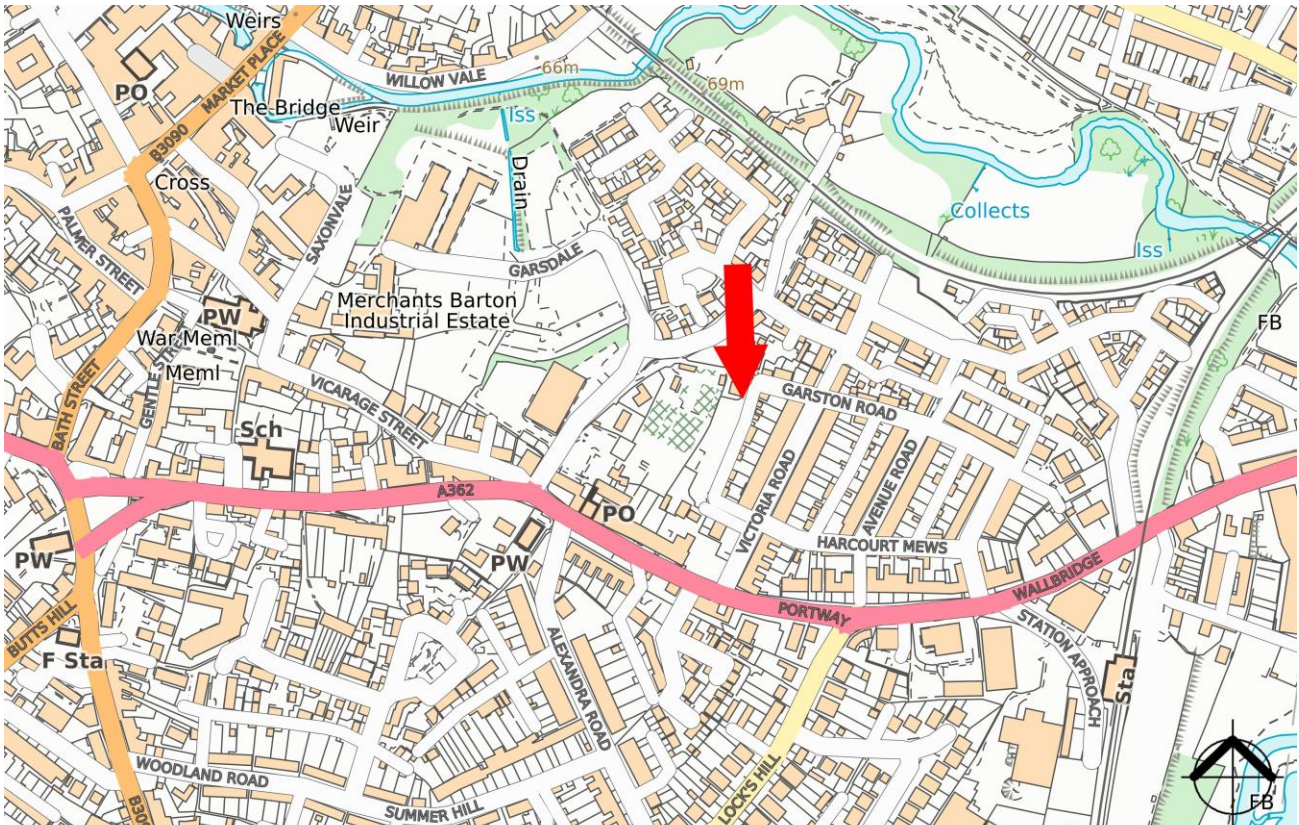
**Net Internal Area: 137.05 sq m / 1,475 sq ft**

There are an additional five car parking spaces included within the freehold. The shared estate road will be owned by a management company of which the purchaser will enter.

Situated within a recent development off Victoria Road. Conveniently positioned within walking distances to the town centre and train station.



**£365,000 Freehold**



## Property Information

**Local Council:** Mendip District Council

**Business Rates:** Rateable Value to be assessed.

**Services:** Mains water, electric, drainage. No heating. We understand that 3-phase is available to the site. Services and appliances not tested.

**Tenure:** Freehold. A management company will be set up for the shared estate road.

**EPC Rating:** T B C

**VAT:** We understand that the property is not elected for VAT.

**Listing Status:** Not applicable.

**Viewing:** For an appointment to view please contact Cooper and Tanner commercial department 03458 347758. Postcode: BA11 1RR or What3Words: skill.tidy.green

## COMMERCIAL DEPARTMENT

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