



Saputo Dairy, Manor Road, Frome, Somerset  
Warehousing & Production Facility

£2,500,000 Freehold





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Saputo Dairy  
Manor Road  
Frome  
Somerset  
BA11 4BN

**£2,500,000 Freehold**

### Description

Following the relocation of their Frome production facility, the Saputo Dairy UK (formerly Dairy Crest) premises becomes surplus to their requirements and will be available with vacant possession following decommissioning, estimated H2 2024.

This opportunity provides a rare chance to acquire substantial food processing facility that still has significant economic lifecycle remaining.

The internal accommodation is in good order throughout and comprises of warehousing, including cold stores and full height stores, with two delivery bays. There are a range of purposely fitted production zones together with ancillary administrative areas and offices, welfare facilities and workshop accommodation.

The building is serviced with food grade CO<sup>2</sup>, Nitrogen, compressed air, and hot and cold water via factory ring mains. Full details of fit out upon request, some trading fixtures and plant equipment may be left by negotiation.

There are three temporary self-contained buildings which are currently leased. Either to be removed or incoming purchaser to take over the lease hire. The security kiosk, engineering workshop and chemical store buildings all form part of the freehold and will remain.

Externally, there is ample circulation and parking space providing for approximately 70 spaces.

The site offers scope to reconfigure increase the parking subject to removal of the temporary buildings referred to above. The total site area extends to approximately 2.2 acres (0.89 hectares).

Specification and headroom varies from space to space. CAD plans available as part of the 'Information Pack', which confirm following approximate areas:

Ground Floor Area 3,253sqm / 35,015sqft  
First Floor Area 1,680sqm / 18,080sqft

A breakdown on the internal areas to be provided.

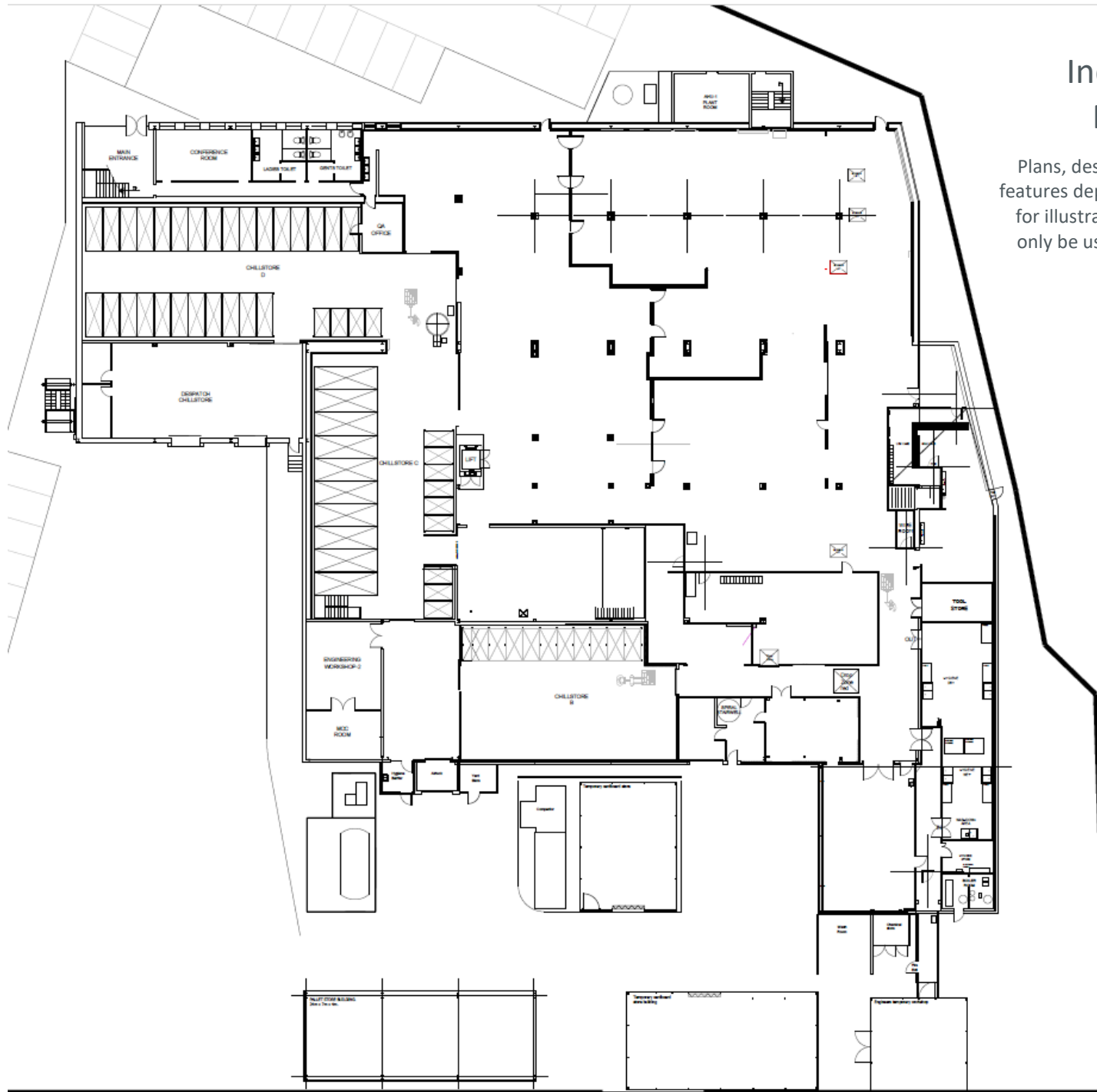
### Fixtures & Fittings

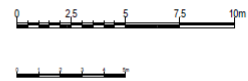
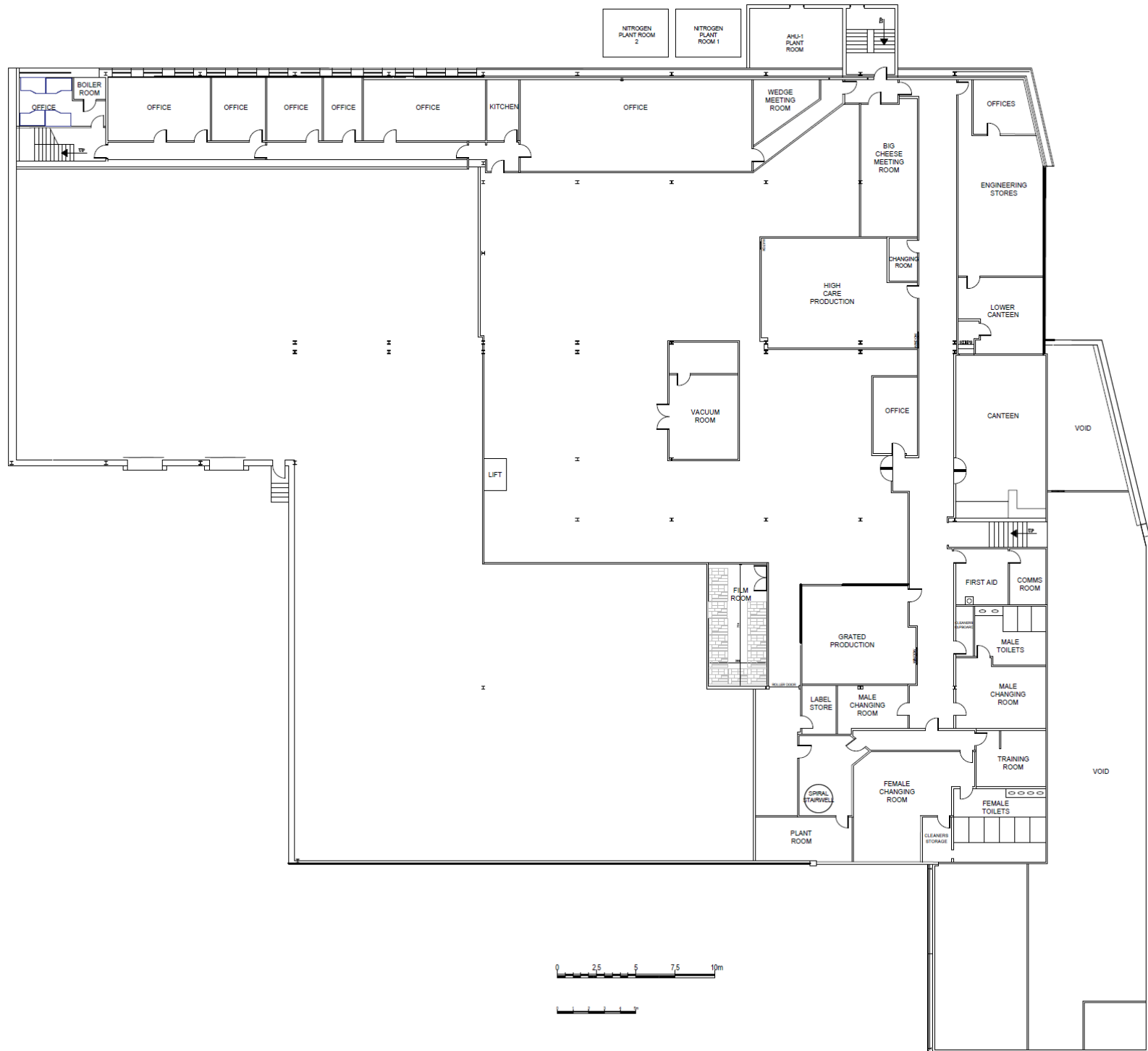
Trade fittings subject to negotiations. All fixtures, fittings and trading equipment are specifically excluded unless mentioned in these particulars. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. Prospective occupiers should make their own investigations. As part of the decommissioning of the plant, a list of 'Optional Extras' is available in the 'Information Pack'.



# Indicative Plans Not to Scale

Plans, descriptions, measurements, and features depicted on any plans are provided for illustrative purposes only and should only be used as such by any prospective purchaser.







WHITWORTH ROAD

CULVERHILL

Fern Cottage

Fern Villa

106.2m  
+

El Sub Sta

El Sub Sta

MOUNT PLEASANT

MANOR ROAD

109.3m  
+

108.8m  
+

109.1m  
+

M1 to M6  
G1 to G10

Ashton House

Runnymede

Frome  
Business  
Park

Lyndale





### Location

Marston Trading Estate is a well established trading estate on the southern outskirts of Frome, Somerset. There are a range of occupiers including warehousing, manufacturing, retailers, trade suppliers and mixture of property sizes.

Frome is well positioned near the Somerset/Wiltshire border. Frome benefits a train station and good road links to the A361, M4 and A303 making it easily accessible and well suited to both regional and national occupiers.

**Local Council:** Somerset Council (formerly part of Mendip District Council)

**Business Rates:** Rateable Value £214,000.  
VOA Area 5,014sqm NIA

**Services:** Mains water, gas, electric and drainage. We understand the current occupiers have an EA permit for discharge of water. Prospective purchasers must satisfy themselves. There is an electricity sub-station (National Grid) situated on the property.

**Tenure:** Freehold, vacant possession upon completion.

**Train Links**  
Frome

**Road Network**  
A361 > A36

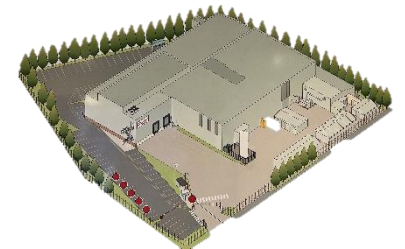
**Energy Performance:** E/110

**Viewings:** Strictly by appointment only.  
What3Words location -/// idea.tonic.again





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