



COMMERCIAL SPACE OPPORTUNITIES AT SAXONVALE, FROME



THE REDEVELOPMENT OF SAXONVALE

Frome is the 4th largest town in Somerset and is growing in popularity, voted one of the best places to live in the UK for 2019 by The Sunday Times.

The town throws out the myth that this is 'sleepy Somerset'. It has a vibrant art scene, live music, thriving markets and independent retailers appealing to visitors from afar and attracting many from London looking for a creative space away from the city.

Saxonvale is a new development in the town centre of Frome. This 10-acre brownfield site will see the delivery of a high-quality bespoke residential led mixed-use development; offering 300 new homes and a variety of commercial spaces. Taking the historic setting of Frome as its starting point, the scheme will be a dynamic new extension to the already successful town centre, adding an exciting new cultural quarter with views over the River Frome.

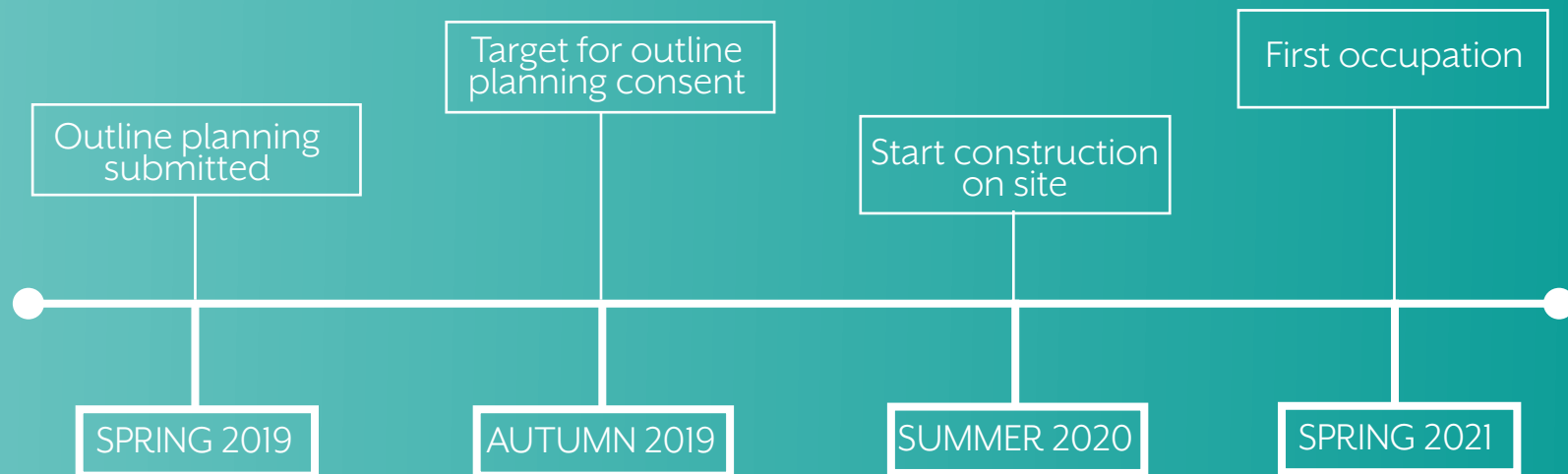
Frome is a well established and ever evolving destination ideal for a new commercial venture.



PROPOSED SAXONVALE SITE PLAN



TIMELINE



THE CONCEPT FOR SAXONVALE

The concept is for a high quality mixed-use new neighbourhood that extends from the town centre of Frome, delivering 300 new homes and a variety of commercial spaces set amongst landscaped public realm, a riverside park and car parking all within walking distance to the town centre.

The commercial spaces will be largely accommodated at the western end of the site, to naturally extend from the high street creating an extension to the town centre. The buildings will be surrounded by a new public square, designed to be a multi-functional space to be used for a variety of events. The commercial zone will be pedestrianised, creating a safe and vibrant area for people to visit, enjoy and work.

The scheme is delivered by Acorn Property Group who specialise in bespoke homes and commercial spaces. The quality and sustainable design will be testament to the site and its location.

CREATING EXCELLENT AND SUSTAINABLE
WORKING ENVIRONMENTS

A PLACE FOR PEOPLE TO
WORK, CREATE AND LIVE

ENABLING AN EXCITING
BUSINESS OPPORTUNITY

YEAR ROUND ACCESSIBILITY

A NEW RIVERSIDE PARKLAND AREA

LANDSCAPED PUBLIC REALM

CAR PARKING FOR BOTH
RESIDENTS AND WORKERS

M&S car park

M&S

Kingsway

Relocated
Public Car
Park

Public
Square

Silk Mill

Saxonvale

Church Street



CURRENT VISION

KEY:

1. The Western Warehouse and Offices

A former 19th Century Silk Mill building and offices. These are the only buildings to be retained on site. Potential to convert buildings into a variety of non-residential uses. Approximate floorspace of 15,000sqft

2. New build of circa 2-3 storeys fronting Saxonvale Street

3. New build over 2 storeys located within the new public square

4. New build offering a variety of floorplates overlooking the new public square

5. New build offering a variety of floorplates located opposite the M&S Foodhall

6. A ground floor space suitable as either a restaurant or café overlooking the landscaped riverside park

COMMERCIAL SPACE PLAN. INDICATIVE ONLY.

COMMERCIAL OPPORTUNITIES

The proposal is to provide around 45,000 sqft of commercial floor space. The buildings are yet to be designed in detail, allowing flexibility for the end user.

It is envisaged the buildings will range from 500 sqft single floorplates up to 25,000 sqft stand alone buildings, accommodating the following uses:

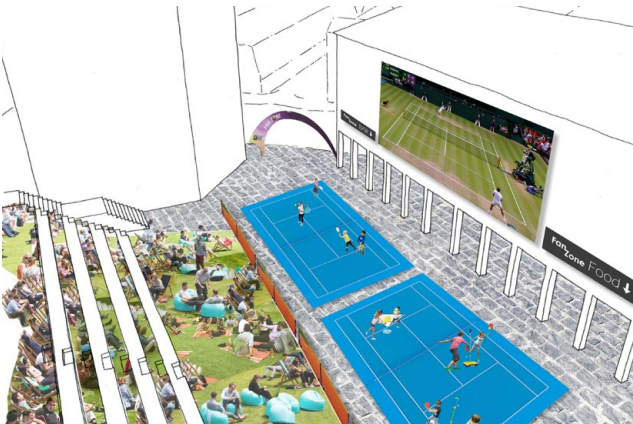
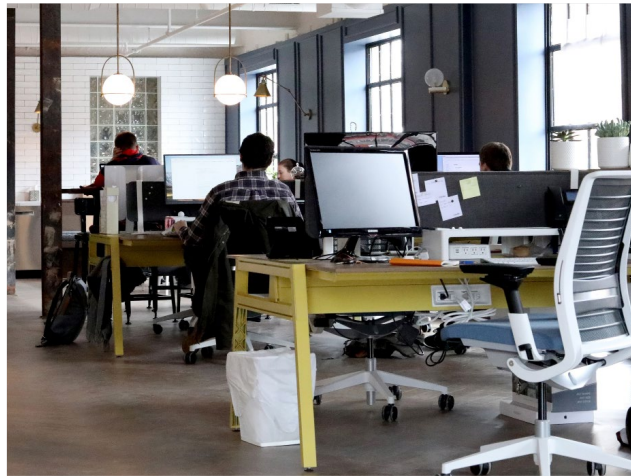
- Workshops
- Offices
- Food and beverage
- Retail
- Wellness
- Retirement/care
- Employment
- Arts and culture

Our vision is to create a truly mixed use environment by including workspaces for the social, creative, digital and high-tech industries.



Illustrative vision of commercial buildings at Saxonvale

VISION



IMAGES ABOVE: Representation of the vision for the commercial space at Saxonvale

AN EVOLVING TOWN

Frome is continually growing, evident in comparison of the population in the 2011 census of just over 26,000 residents and the recent survey estimates showing the population to be closer to 28,000. The economically active population is estimated at 18,900.

Frome attracts various businesses including tech and media hubs with strong demand for flexible, efficient floorspaces.

Various businesses and operators are already located in Frome, including;

- The Old Church School on Butts Hill that provides 14,000 sq ft of self-contained studios and open plan flexible workspace set around a landscaped courtyard with parking. The space is in such demand that there is a significant waiting list from businesses keen to acquire accommodation at The Old Church School.
- Frome Business Park which launched in 2019 providing 23,000 sq ft of co-working / traditional serviced office floorspace.

FROME BUSINESS IN NUMBERS

850

BUSINESSES IN FROME
ACROSS ALL SECTORS

75%

HAVE FEWER THAN
5 EMPLOYEES

98.8%

HAVE FEWER THAN
49 EMPLOYEES

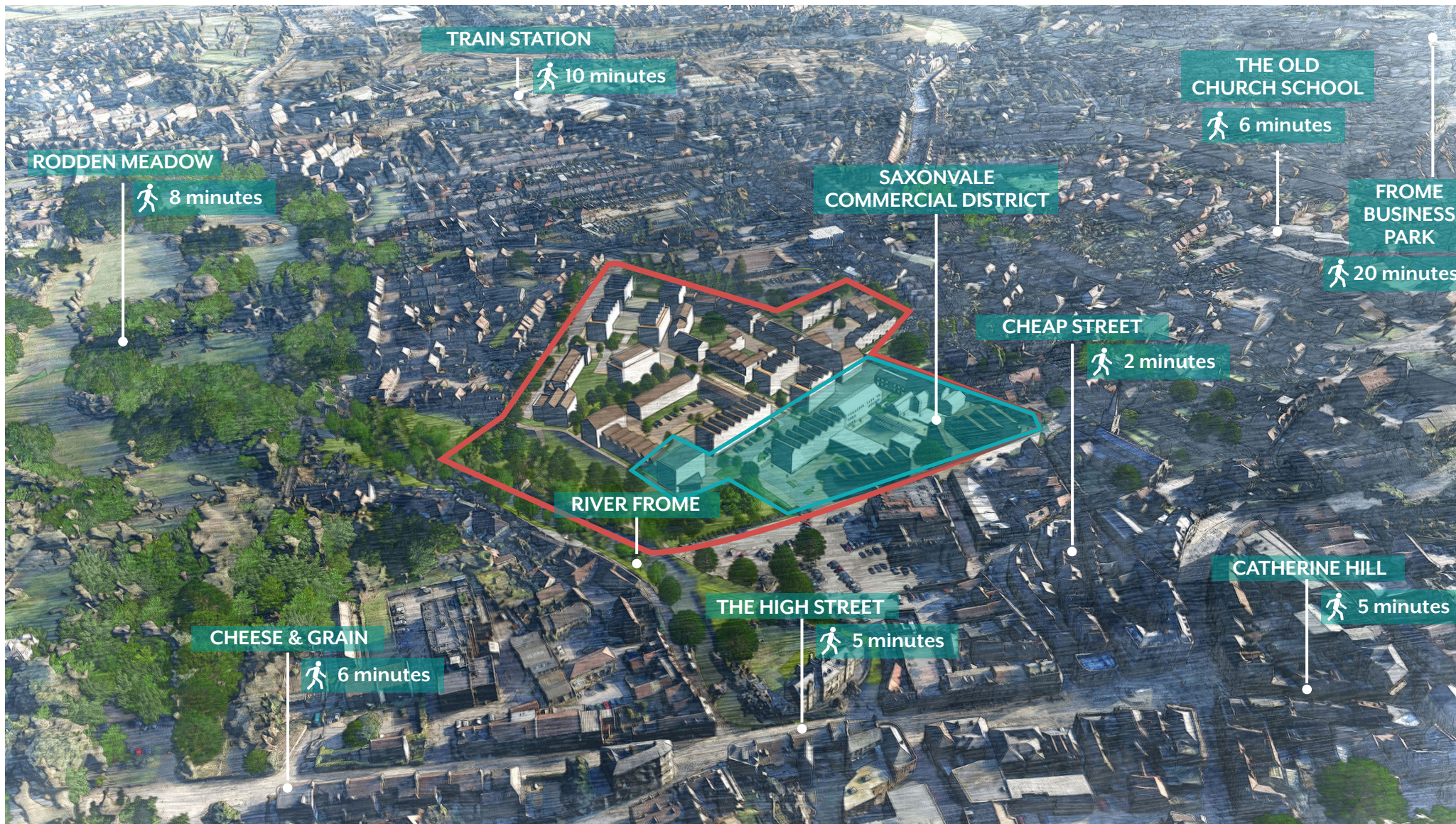
10

MEDIUM SIZED FIRMS
(50 - 249 EMPLOYEES)

250+

NO 'LARGER' BUSINESSES
OF 250+ EMPLOYEES

*According to the Inter Departmental Business Register (IDBR) 2015



 Walking time from Saxonvale

FROME LOCAL AREA MAP

LOCATION

Saxonvale is located in the centre of Frome, minutes from the main high street and St Catherine's Artisan Quarter with its cobbled winding streets filled with independent shops.

Boasting a variety of extremely popular weekly and monthly markets showcasing local produce, independent retailers and arts and crafts. With the Frome Independent fast becoming one of the most popular destination markets in the country. It brings together independent food and drink producers, contemporary designers & makers, vintage fashion, collectibles and furniture. Attracting vast numbers of visitors to the area.

A vibrant place with many venues to visit including the Cheese and Grain, which hosts regular live music. Frome has two theatres, Frome Memorial Theatre and the Merlin Theatre. Both feature a great calendar of performances, from classic to modern, comedy, musicals and more.

The area is also served well by schools with many OFSTED rated Outstanding making it an ideal location for families.

Frome is also well positioned for exploring the local countryside with The Mendip Hills (AONB), Longleat, Westbury White Horse and Shearwater lake a short distance away.

The commercial space offered at Saxonvale is ideally located to attract both local visitors and those from further afield.



IMAGES: 1. Roman Baths 2. Royal Crescent, Bath 3. Pulteney Bridge over River Avon, Bath 4. Catherine Hill, Frome 5. Engine Shed, Bristol (image source: engine-shed.co.uk) 6. Clifton Suspension Bridge

TRAVEL

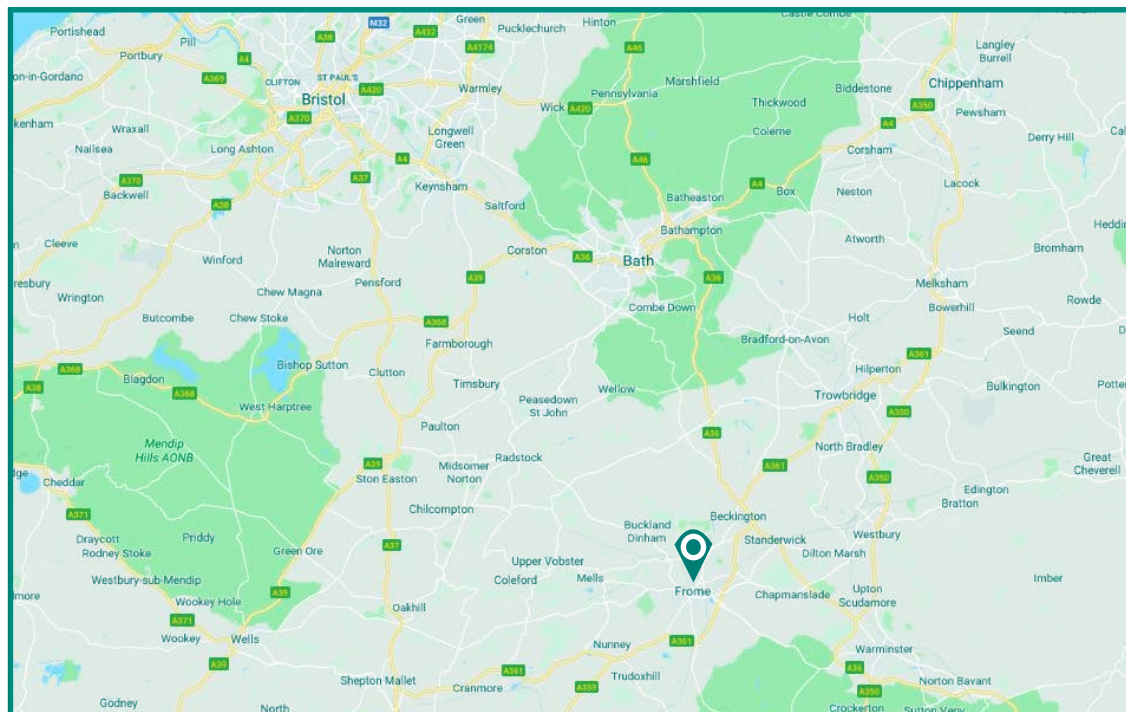
There is plenty to discover surrounding the town with the UNESCO World Heritage city of Bath only a 30 minute drive away.

The cultural city of Bristol is 25 miles away with its beautiful harbourside, vibrant tech, creative, financial sector and the Bristol International Airport with well over 100 destinations.

Frome is located a close distance to A361 and A359 roads to the north and south.

There are several bus services running through Frome creating public transport links to and from nearby towns including Bath, Trowbridge and Warminster.

Frome's railway station is approximately 10 minutes walk from the Town Centre with direct trains to Bath (from 39 minutes) and Bristol Temple Meads (from 53 minutes) and a weekday service to London Paddington (from 1 hour 39 minutes).



By car

London	111 miles	2hr 50 mins
Bristol	25 miles	1hr
Bath	13 miles	30 mins

By train (from Frome station)

London Paddington	1hr 39mins
Bristol Temple Meads	53 mins
Bath Spa	39 mins

Nearest airport

Bristol	24 miles	50 mins
Bournemouth	50 miles	1hr 30 mins
Exeter	67 miles	1hr 39 mins

Top: Map of local area Bottom: Table of travel times sources: www.thetrainline.com and www.google.com/maps

CONTACT

**To register your interest in occupying commercial space please contact our
Commercial Agents at: saxonvalecommercial@acornpg.org**

To find out more about Acorn and our developments visit: acornpropertygroup.org
For latest news on the Saxonvale redevelopment visit: saxonvaleredevlopment.org

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