

# TAUNTON

**HIGH PROFILE OFFICES  
CLOSE TO M5 (J25)**

# TO LET

**1,080 FT<sup>2</sup> / 100.3 M<sup>2</sup>**



**GROUND FLOOR  
2 HERON GATE OFFICE PARK HANKRIDGE WAY  
TAUNTON TA1 2LR**

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# 01823 353033

## LOCATION

Heron Gate Office Park is located in a highly prominent position close to Junction 25 of the M5 motorway at Taunton fronting the A358 dual carriageway and roundabout at the entrance of Taunton Riverside Retail & Leisure park. Nearby occupiers include Everys Solicitors, Renvilles, DESlock, Brooks MacDonald J Sainsbury plc, B & Q, Travelodge and The Hankridge Arms. The location of the property is shown on the attached plan.

Taunton is an expanding sub-regional centre and enjoys good communication links by road from junction 25 or 26 of the M5 motorway, and by rail with a 100 minute express service to London Paddington.

## DESCRIPTION

No 2 Heron Gate is a self-contained modern office building offering a high quality working environment in a prominent location. The first floor is let and the ground floor is available to let.

The property is to be re-fitted and modernised and offers the following features:

- 5 on site car parking spaces
- Full access raised floor with 150 mm void
- Gas fired central heating.
- New suspended ceiling with recessed LED light fittings
- Male/female and disabled WC's
- Kitchenette on ground floor
- Cat 5 IT wiring installed.
- Suitable for office, Use Class A2 (Financial and Professional Services) or Class D1 (medical) uses, subject to consents.
- Fully redecorated.

## FLOOR AREAS

Ground Floor Offices	<b>1,080 ft<sup>2</sup></b>	<b>(100.3 m<sup>2</sup>)</b>	Net Internal Area IPMS areas are available on request
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## LEASE TERMS & RENT

The property is available a new lease for a minimum term of 5 years on terms equivalent to a full repairing and insuring basis.

Initial rent: **£13,500 p.a.** (exclusive of service charge and rates). VAT is chargeable.

## RATES & ENERGY PERFORMANCE

Description	Offices and Premises
Rateable Value 2010	£14,250

For details of rates payable please contact Taunton Deane Council on 01823 356356.

EPC: Band – D.

## LEGAL COSTS

Each party is to pay their own legal costs incurred in the letting.

## FURTHER INFORMATION AND VIEWING

Please contact: Nigel Hatfield at Hatfield White on 01823 353033. or [nhatfield@hatfieldwhite.co.uk](mailto:nhatfield@hatfieldwhite.co.uk)

19 August 2016

## 2 HERON GATE OFFICE PARK TAUNTON TA1 2LR LOCATION PLAN



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