

TAUNTON

MODERN OFFICE BUILDING

TO LET

770 - 1,545 FT² /

72 - 143 M²

WITH 7 CAR SPACES



**1 DRAKE HOUSE (UNIT 9) BINDON BUSINESS PARK
COOK WAY TAUNTON TA2 6BJ**

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LOCATION

Bindon Road is a modern mixed use commercial area located close to the A358 Minehead Road and Silks Mills Road to the north west of Taunton town centre. The M5 Motorway junction 25 is 2 miles to the east. Nearby occupiers include K & R Mitsubishi, LEW Techniques, Impact Design, Matalan and Heritage Independent Financial Consultants. The property is near to the Silk Mills Park & Ride and access has been recently improved by the Northern Inner Distributor Road.

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 110 minute express service to London Paddington.

DESCRIPTION

Bindon Road has become established as a successful commercial area with a diverse range of occupiers. 1 Drake House is a purpose built office building within a landscaped mixed use development known as Bindon Business Park.

The building comprises a self-contained office unit on ground and first floors that has recently been refurbished. The office specification includes

- Open plan layout
- 7 car parking spaces
- LED light fittings
- First floor kitchenette
- Male, female and DWCs
- Perimeter cable trunking
- Window blinds
- Gas fired central heating

FLOOR AREAS

Ground Floor	775 ft ²	71.89 m ²
First Floor	<u>770 ft²</u>	<u>71.70 m²</u>
Total Net Internal Floor Area	1,545 ft²	143.56 m²

LEASE TERMS & RENT

A new full repairing and insuring lease is available for a term of 5 years.

The initial rent is to be **£16,250 p.a.** (exclusive of rates, service charge and VAT). Lettings of individual floors will be considered – terms on application.

RATES & ENERGY PERFORMANCE

Description Offices and Premises / Car Park & premises
Rateable Value 2017 £11,750 / £900: Total combined RV: 12,650
For details of rates payable please contact Taunton Deane Council on 01823 356356.

Energy Performance Certificate: 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. - nhatfield@hatfieldwhite.co.uk

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