

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

Victoria House • Victoria Street • Taunton TA1 3FA

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01823 353033

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, Brunel Accountancy, Matalan and Heritage Independent Financial Consultants. The property is near to the Silk Mills Park & Ride and access to the M5 and Taunton Station is via Staplegrove Road/Trenchard Way (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 1hr 45min fastest express service to London Paddington.

DESCRIPTION

Bindon Road has become established as a successful mixed commercial area with a diverse range of occupiers including retail, veterinary, leisure and other uses within Use Classes B and E. 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. The office specification includes

- Open plan layout (with minor partitioning)
- 7 car parking spaces
- LED light fittings
- First floor kitchenette
- Male, female and DWCs
- Perimeter cable trunking
- Window blinds
- Gas fired central heating
- Fresh air filtering
- Electric comfort cooling

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 **£17,750 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 2023 £15,750 / £900: Total combined RV: £16,650
For details of rates payable please contact Somerset Council on 0300 123 2224.

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

22 July 2024

Property Address:

1 DRAKE HOUSE BINDON BUSINESS PARK TAUNTON TA2 6BG

Scale:

NOT TO SCALE

Date:

07/24

Ref:

NAH



LOCATION PLAN

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