

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.A large, two-story brick building with a grey tiled roof and red window frames. The building is situated on a grassy area next to a paved parking lot. A young tree and some shrubs are in the foreground. The sky is clear and blue.

gth

Office

## To Let

**Part First Floor, Ash House, Cook Way, Bindon Road, Taunton,  
Somerset, TA2 6BJ**

- Located on a popular business park on the outskirts of Taunton's town centre.
- Convenient access to Junction 25 of the M5 motorway and surrounding road networks.
- Modern office with air conditioning.
- Part First Floor—202 sq ft., with parking.

**New Lease by Arrangement at £2,500 per annum.**

## Location

As House is located on the north western side of Taunton town centre in the successful Bindon Road Business Park fronting Cook Way and backing on to Bindon Road which is a popular thoroughfare between Staplegrove Road (A3027) and the Silk Mills road (A3065).

The area has become established as a mixed business and commercial centre and is within easy reach of the town centre (1.5 miles) and Junction 25 of the M5 motorway.

Taunton, Somerset's county town and main administrative centre, has a resident population of 62,500 and a catchment population of 300,000 within a 30 minute drive time.

## Description

The property benefits from the following features:-

- Air Conditioning
- Suspended ceilings with compliant light fittings.
- Double glazing.
- Dado and skirting perimeter trunking.
- Lift and full DDA compliance.
- Reception area and lobby.
- WC & kitchenette facilities.
- Car parking.

## Accommodation

The available office room is numbered Office 13 and benefits from shared use of kitchenette and WC facilities.

**West Wing, Office 13: 18.78 sq m. / 202 sq ft.**

## Service Charge

A service charge will be payable by the incoming tenant. The service charge is typically between £2.50 - £3.00 per sq ft per annum, to include a contribution towards buildings insurance, electricity, heating and cooling, water rates and the running and maintenance of the lift.

## Terms

This office is available via a new lease by arrangement at a rent of £2,500 per annum.

## Energy Performance Certificate

The property has an Asset Rating of 'C56'. A full copy of the EPC is available.

## Business Rates

The tenant will be responsible for the payment of business rates. Small business rates relief is available at up to 100% if the rateable value is less than £12,000 pa.

## VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent.

## Viewing

Strictly by appointment with sole agents:-

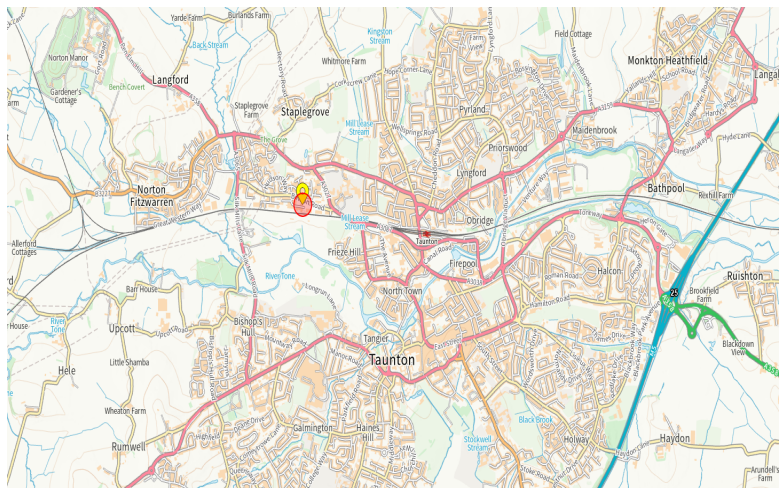
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## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.