

The logo for 'gth' is displayed in white lowercase letters on a red rectangular background in the top left corner of the image.

Offices To Let

Units 3 & 4 Blackdown House, Culmhead Business Park, Culmhead, Nr Taunton, Somerset, TA3 7DY

Key Facts

- Convenient location between Taunton, the M5 and the A303
- Purpose built predominately open plan offices with good natural light
- Established business park providing an attractive quiet working environment
- Parking for 100 vehicles
- Total 6,856 sq ft. over ground and first floors
- New Lease by Arrangement at £40,000 pa

Location

Culmhead Business Park is situated on the Blackdown Hills between Taunton and Honiton and is approximately 20 minutes drive from the county town of Taunton, Junction 26 of the M5 motorway, Wellington and the A303 London to Penzance trunk road.

The business park is a former M.O.D intelligence site in an accessible rural location providing an attractive working environment.

Description

Units 3 & 4 provide prominent offices fronting the entrance to the business park arranged over ground and first floors with a separate area of car parking for up to 100 vehicles.

The offices provide a combination of cellular and open plan areas that can be reconfigured to suit requirements. UPVC double glazed windows provide good natural light and there are suspended ceilings with compliant light fittings, low level perimeter trunking and carpets to most areas. The offices are centrally heated throughout and some areas have air conditioning.

Male and female WC's are provided on both floors, a disabled WC is on the ground floor as is a good sized kitchen and breakout area for staff.





Accommodation

The net internal floor areas are as follows:-

Second Floor		
Offices	329.67 sq m.	3,549 sq ft.
Stores	19.09 sq m.	206 sq ft.
Sub-Total:	348.76 sq m.	3,755 sq ft.
Ground Floor		
Offices	212.79 sq m.	2,291 sq ft.
Reception	31.48 sq m.	339 sq ft.
Kitchen	28.53 sq m.	308 sq ft.
Stores	15.07 sq m.	163 sq ft.
Sub-Total:	287.87 sq m.	3,101 sq ft.
Total:	636.63 sq m.	6,856 sq ft.

Business Rates

The valuation office websites shows the premises to have a current rateable value of £22,000 pa.

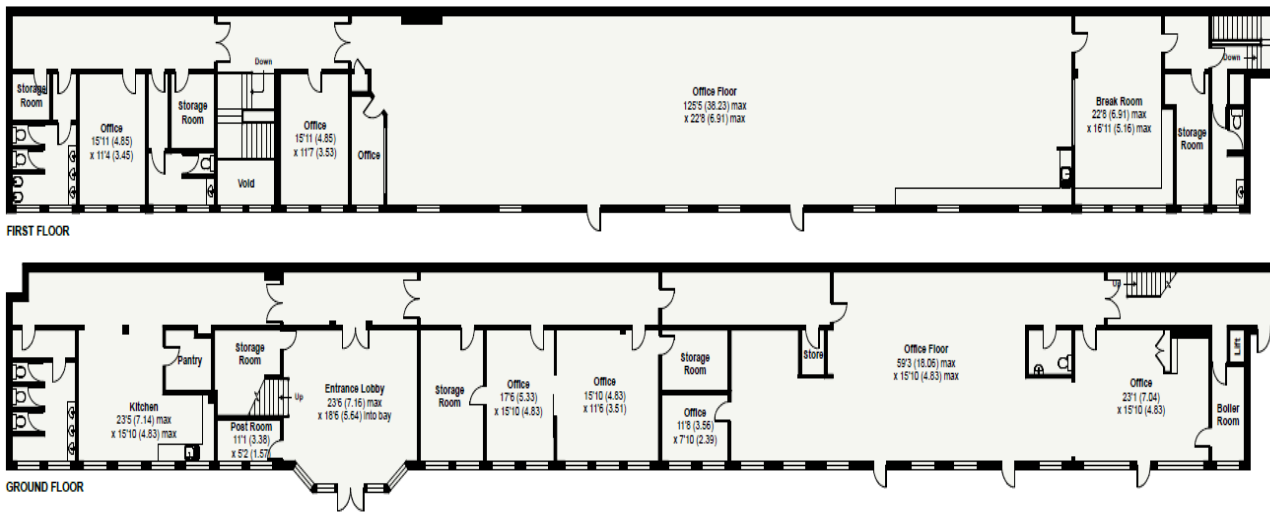
Interested parties should make their own enquiries with West Somerset and Taunton Deane Borough Council to ascertain the rates payable.

Energy Performance Certificate

The building has an energy Asset Rating of E123. A full copy of the EPC is available upon request.

Services

The premises have mains electricity (one meter), mains water (two meters, one for each floor) an oil tank serving the central heating system and foul drainage via a biodisc klargester used by the whole site. Both fibre and copper internet lines access the site. There is no gas.

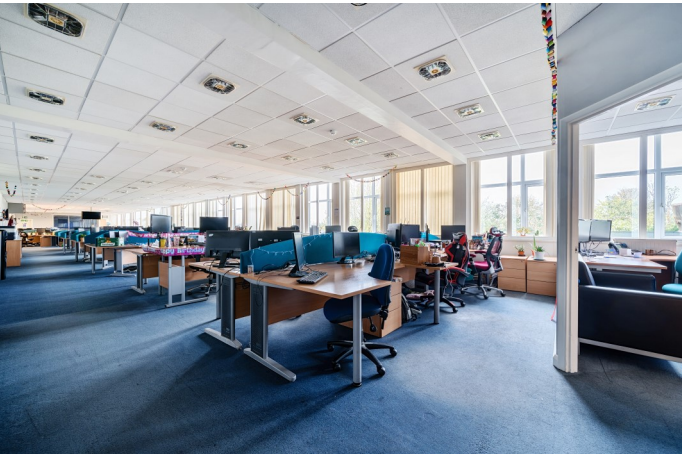


Service Charge

Culmhead Business Park, which has been in private ownership since 2000, comprises seven freehold ownerships. The park is run by a Management Company administered by the shareholder owners.

Approximately 25% of the business park's electricity consumption is supplied by on-site renewable energy via solar panels and wind turbines.

A service charge, to include building's insurance, ground maintenance, security charges, maintaining the private foul drainage system and general park administration is levied annually. Units 3 & 4 Blackdown House's contribution is currently £4,284 per annum.



Terms

The property and nearby parking area are available via a new full repairing and insuring lease for a term by arrangement at a guide rent of £40,000 per annum. A lease at this level reflects £5.83 per square foot.

VAT

We are advised the property is not registered for VAT therefore VAT will be not be payable on the rent or service charge.



Viewing

Strictly by appointment by sole agents:

<p>Duncan Brown Greenslade Taylor Hunt 9 Hammet Street, Taunton, Somerset, TA1 1RZ T: 01823 334455 E: duncan.brown@gth.net</p>	<p>Joseph Hughes Greenslade Taylor Hunt 9 Hammet Street, Taunton, Somerset, TA1 1RZ T: 01823 334455 E: joseph.hughes@gth.net</p>
---	---

