

PORTLAND HOUSE

TAUNTON TA1 2UH



UNDERGOING REFURBISHMENT

SUPERB FULLY REFURBISHED OFFICE SPACE

TO LET c18,415 sq ft

LOXTON DEVELOPMENTS

WHY MOVE TO PORTLAND HOUSE?

- we love it - and we think your staff will love it too! -



MARK ROBERTS
MANAGING DIRECTOR
07740 771621



JOHN ROBERTS
DIRECTOR
07785 273348

- GREAT LOCATION
- GRADE A SPACE
- FULLY REFURBISHED
- RAISED ACCESS FLOORING
- VRF AIR CONDITIONING
- 89 PARKING SPACES
- PROJECTED EPC B35
- CAR CHARGING POINTS

PORTLAND HOUSE is a modern office block set in its own landscaped grounds which is being completely refurbished to the latest quality, environmental and security standards and will be available towards the end of 2023.

- It is in Taunton, the Somerset county town, which is a strategic location for a South West base and provides excellent communications via junction 25 of the M5 and the mainline railway station in the town centre which has a fastest journey time to London Paddington of 1hr 50 mins.
- Portland House is on Deane Gate Avenue adjacent to the established Blackbrook Business Park, a thriving office park immediately next to junction 25 of the M5. Occupiers include Clarke Willmott Solicitors, NFU Mutual Insurance, Porter Dodson Solicitors, Towergate Insurance, Foot Anstey Solicitors, Ashfords Solicitors, PFK Francis Clarke Accountants, Viridor, Albert Goodman Accountants, Somerset Care, the Strategic Health Authority and WPA Insurance.
- In the building next to Portland House are Milsted Langdon Accountants (who own their building) BBC Somerset

and Greenslade Taylor Hunt Surveyors. So being on Blackbrook Office Park you will be in good company with other high quality organisations.

- Staff will like it too having shops and cafes nearby including Costa, KFC, the Holiday Inn café, the Harvester, the Hankridge Arms pub – all within a short walk. Also the Kiddi Caru Day Nursery.
- There are modern hotels nearby including Holiday Inn, Holiday Inn Express, Premier Inn, Travelodge and others. The Holiday Inn which is two doors down from Portland House on Deane Gate Avenue has extensive conference facilities and very extensive parking so ideal for meetings. It also has a gym, swimming pool and spa.
- Portland House is a smart modern building in an excellent location in the leading business park so being based there will enhance your organisation's credibility and help build business.

We look forward to showing you round!

Mark Roberts, Managing Director



LOXTON DEVELOPMENTS: OFFICE BUILDINGS WITH A PERSONAL TOUCH

ALCESTER • COLESHILL • DERBY • GLOUCESTER • REDDITCH • SWINDON • TAUNTON • WOLVERHAMPTON



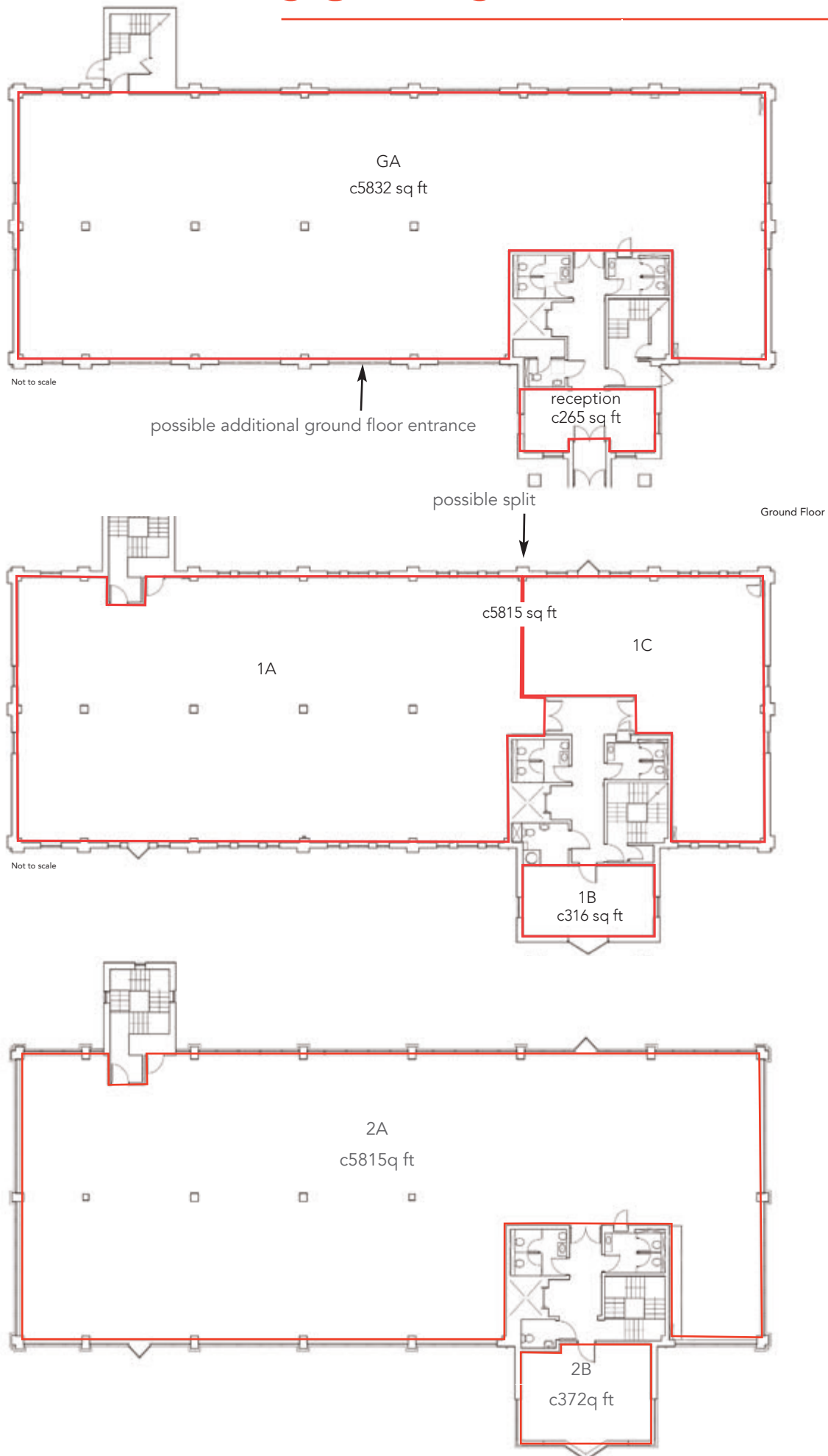


KEY FEATURES

(indicative and subject to change)

- Fully refurbished Grade A specification open plan space. Floors can be split.
- Walking distance to shops, cafes and hotels
- Ample onsite parking
- Secure site – CCTV, lighting, access control, alarm
- Disabled access and facilities
- Windows all round – light and airy space, easy to subdivide
- Good floor to ceiling heights
- High efficiency LED lighting with occupancy sensors and dimming
- New emergency lights
- New carpets
- Redecorated
- VRF energy efficient air conditioning system heating and cooling - each fan coil unit, and each suite separately controllable
- Integrated fresh air system for each suite with energy efficient heat recovery
- Separate metering of power for each suite – you only pay for what you use
- Easy environmental reporting
- Metal raised access floor – total flexibility
- Floor boxes, 1 to 10m² each with 2 x double 13A outlets and data plate
- New underfloor electrical tracks and new distribution boards
- New intruder alarm with separate zones for each suite
- New Paxton 10 access control to main doors and suite doors allow control by phone and remotely
- New intercom to suites from entrance
- New doors
- Refurbished reception and common areas
- Fully refurbished 8 person lift
- New fire alarm
- New high definition CCTV – 13 cameras externally, 5 internally with monitoring
- Opening double glazed windows
- New toilets
- Shower and 2 disabled WCs with alarms
- Car park marked out and all spaces numbered and named
- LED external lighting with sensors and timer
- Electric vehicle charging points paid by card

SUITES AVAILABLE



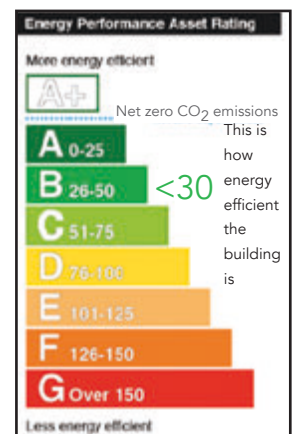
Areas subject to remeasurement on completion of the refurbishment.

YOU ARE IN CONTROL HIGH SPEC OFFICES



- SEPARATE VRF AIR CONDITIONING SYSTEM FOR EACH SUITE
– you control your environment
- SEPARATE METERING FOR EACH SUITE
– you control costs and only pay for what you use
- SEPARATE PAXTON 10 ACCESS CONTROL FOR EACH SUITE
– you control who accesses your suite
- SEPARATE ALARM ZONE FOR EACH SUITE
– you control your security
- SEPARATE KITCHEN AREA FOR EACH SUITE
– you control your comfort!

PREDICTED
EPC



EXCELLENT LOCATION CLOSE TO M5

2.5 miles
Taunton town centre & station

PEDESTRIAN BRIDGE direct from Portland House carpark to RETAIL PARK. Only 2 minutes walk.

BRISTOL
46 miles

EXETER
32 miles

Map details: The map shows a retail park area with several businesses including Sainsbury's, KFC, Halfords, Starbucks, Travelodge, Hankridge Arms, Sainsbury's Petrol, Currys, and Hankridge Farm Retail Park. It also shows the M5 motorway, a pedestrian bridge, and the Portland House building. Distances to Taunton town centre (2.5 miles), Bristol (46 miles), and Exeter (32 miles) are indicated. A yellow box highlights the pedestrian bridge route from Portland House carpark to the retail park.



- Adjacent to M5
- 30 minutes drive to Exeter Airport
- 50 minutes drive to Bristol Airport
- Ideal access point for South West
- Good public transport - rail, bus, air
- Large pool of quality staff

OUR QUALITY TENANTS

YOU'LL BE IN GOOD COMPANY WITH OTHER LOXTON TENANTS

Active Body Centre	EE	Pearson
Alfa Lavell	Exactech	Post Office
Arcus Solutions	Fairway Training	Relating Dots
ASC Connections	Footprint	Rossano Ferretti
Aspiration Training	Geospatial Insight	Riaz Law
Atos	Goodrich Technologies	Salus
Baqus	H3G	Savino Del Bene
Bickerton Brothers	Hi-Light Café	Seetec Pluss
Broadstone Pensions	ICS Cool Energy	Sigma Financial
Carbrey Group	ICE Creates	Slimstock
Caretech Community Services	Inspired Care Services	Southern Football League
Cavell Nurses Trust	Loop Scorpio	Teens in Crisis
CBRE	Mott Macdonald	TME
City Sightseeing	Newcross Healthcare	Version 1 Solutions
Cleansing Service Group	Network Rail	Victim Support
Coactivation	NHS Let's Talk	VeloxServ
Colston Media	NHS Property Services	Vodafone
Connect Health	Note Machine	White Cross Dental
Cruise.co.uk	Optima Health	We Buy Any Car
Direct Source Healthcare	Orange	Wowcher
Eastgate Mini Market	Pacific Solutions	

WHAT OUR TENANTS SAY

'Mark, I have enjoyed working with you immensely and as I have said on a number of occasions, you are probably the best landlord that one could wish for.'

Julian Capewell,
Bruton Knowles

"Finally, I would like to thank you for all your support and being such a great landlord. I wish you the very best into the future. Very much appreciated."

"We have arrived and settling in fast. All has gone well and we thank you for your assistance in that.

I feel it appropriate to offer some feedback on our experience to date: all that was agreed / promised has been promptly provided by yourselves and Kathy has been exemplary and provided full support and assistance during our migration, a refreshing experience all round."



SIMILAR SPACE

Portland House, Deane Gate Avenue, Taunton TA1 2UH

LEASE The suites are available on new leases on terms to be agreed.

TERM Negotiable.

RENT Negotiable depending on lease term and tenant covenant strength based on £16.75 per sq ft.

FIXED SERVICE CHARGE OPTION The service charge is fixed (subject to annual RPI increases) so the tenant can budget accurately and has no risk associated with the building.

INSURANCE Tenants pay building insurance.

BUSINESS RATES Payable by the tenant.

FITTING OUT Depending on the lease we may be able to handle any partitioning or fitting out required, including installation of data cabling, broadband and furniture.

PLANNING Class E but could be suitable for other uses.

LEGAL COSTS Each party to be responsible for their own.

VAT Payable on all figures quoted.

VIEWING By appointment with Loxton or the letting agents.

SUBJECT TO CONTRACT



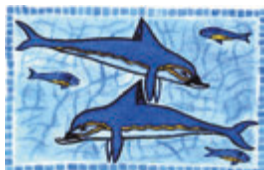
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