



**Detached Two Storey Office Building with Parking
TO LET**



Brunel House, Cook Way, Bindon Road, Taunton, TA2 6BJ.

- Edge of Town Centre detached two storey office building.
- Parking for up to 6 vehicles.
- 1.3 miles to Taunton Train Station.
- Total Accommodation 1,165 sq ft / 108.20 sq m.
- Rent: £18,000 per annum / £1,500 per month.

Contact: Tony Mc Donnell MRICS

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LOCATION

The property is located on Cook Way, a commercial cul-de-sac, forming part of the Bindon Business Park, located to the south of Bindon Road to the north west of Taunton's town centre.

Neighbouring properties include other commercial business occupiers such as Age UK (Somerset), Lentells Accountants, Barratt & Canniford, as well as The Motor Company, Les Marsh Carpets and other professional businesses.

Taunton is the County Town of Somerset, with the town centre approx. 1.5 miles to the south east with the Taunton Train Station approx. 1.3 miles to the east along Staplegrove Road (A3087).

DESCRIPTION

A detached purpose built two storey modern office building, built circa 2000, with off road parking in the front yard and a rear enclosed outside area.

Ground floor reception office, DDA compliant WC, plus two further office rooms with two larger offices on the first floor as well as a staff kitchenette, a further WC and a storage room.

SERVICES

Mains water, single phase electricity and drainage are connected. The property also has an alarm fitted and a side pedestrian rear entrance.

ACCOMMODATION

Ground Floor:

Reception/Lobby	62 sq ft	5.72 sq m
Front Office	113 sq ft	10.50 sq m
Front Office	96 sq ft	8.89 sq m
Boiler Room	19 sq ft	1.74 sq m
Under stairs cupboard	53 sq ft	4.94 sq m
DDA WC	34 sq ft	3.15 sq m
Rear Office	141 sq ft	13.11 sq m
Rear Office	<u>114 sq ft</u>	<u>10.55 sq m</u>
Subtotal	632 sq ft	58.60 sq m

First Floor:

Front store room	57 sq ft	5.31 sq m
Front Office	179 sq ft	16.63 sq m
Rear Office	169 sq ft	15.72 sq m
WC	32 sq ft	2.94 sq m
Staff Kitchenette	<u>92 sq ft</u>	<u>8.55 sq m</u>
Subtotal	529 sq ft	49.15 sq m
Total Accommodation	1,161 sq ft	107.75 sq m

BUSINESS RATES

The 1st April 2023 rateable value is £15,750 per annum. Enquiries should be made with Somerset West and Taunton Council concerning your intended use of the property as a change of use may result in a change in the assessment.

EPC – Rating D76.

TERMS

A new lease is available for a minimum term of five years at £18,000 per annum. Full terms are available upon application.

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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.

Internal Photographs:

