



Unit 4 Blackdown House
Culmhead Business Park
Culmhead
Nr Taunton
Somerset, TA3 7DY

Two storey office building

GIA of 920.32 Sq m over
ground and first floors

- Offices which could be divided into two self-contained buildings.
- Potential for alternative uses such as leisure or showrooms, STP.
- Parking for 80-100 vehicles.
- Located 7 miles from Taunton and 12 miles from Honiton.

LOCATION

Blackdown House is part of Culmhead Business Park which is located in a rural location within the Blackdown Hills Area of Outstanding Natural Beauty. Culmhead Business Park is 7 miles from Taunton and 7 miles from Junction 26 of the M5 motorway at Wellington. There is access to the A30 being 5 miles away and 12 miles from Honiton.

DESCRIPTION

Two storey office building fronting the entrance to the business park. Separate car park with space for 80-100 vehicles.

The offices provide cellular and open plan accommodation which could easily be divided to provide two self-contained buildings with their own WC facilities, water, electricity and heating supplies as the building was originally two units. Fibre communications for fast broadband is connected.

The offices are fitted out with UPVC double glazed windows to front that provide good natural light, suspended ceilings with integral lighting panels, low level trunking and carpets.

The offices are centrally heated throughout and some areas have air conditioning. Ladies and gents WCs are provided on both floors, as well as a disabled WC on ground floor along with a reception and kitchen/staff room. There is potential to use the building for alternative uses such as leisure, educational and showrooms, subject to gaining the necessary consents.

BUSINESS RATES

According to the valuation office website, the premises are assessed as follows:

Rateable value £44,000

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

TENURE & RENTAL

The industrial unit is offered for sale by private treaty at a guide price of Offers in Excess of £300,000 for the freehold interest. Alternatively, the property is available let at a quoting rent of £30,000 per annum.

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
<i>Ground floor</i>	66.21m x 6.95m	
Reception	31.48	339
Offices	212.79	2,291
Kitchen	28.53	308
Stores	15.07	163
<i>First floor</i>		
Offices	329.67	3,549
Stores	19.09	206

VIEWING

All viewings should be made through the sole agent, Carter Jonas:

T: 01823 428590 M: 07968 216596

E: Stephen.richards@carterjonas.co.uk

EPC

Rated E.

SERVICE CHARGE

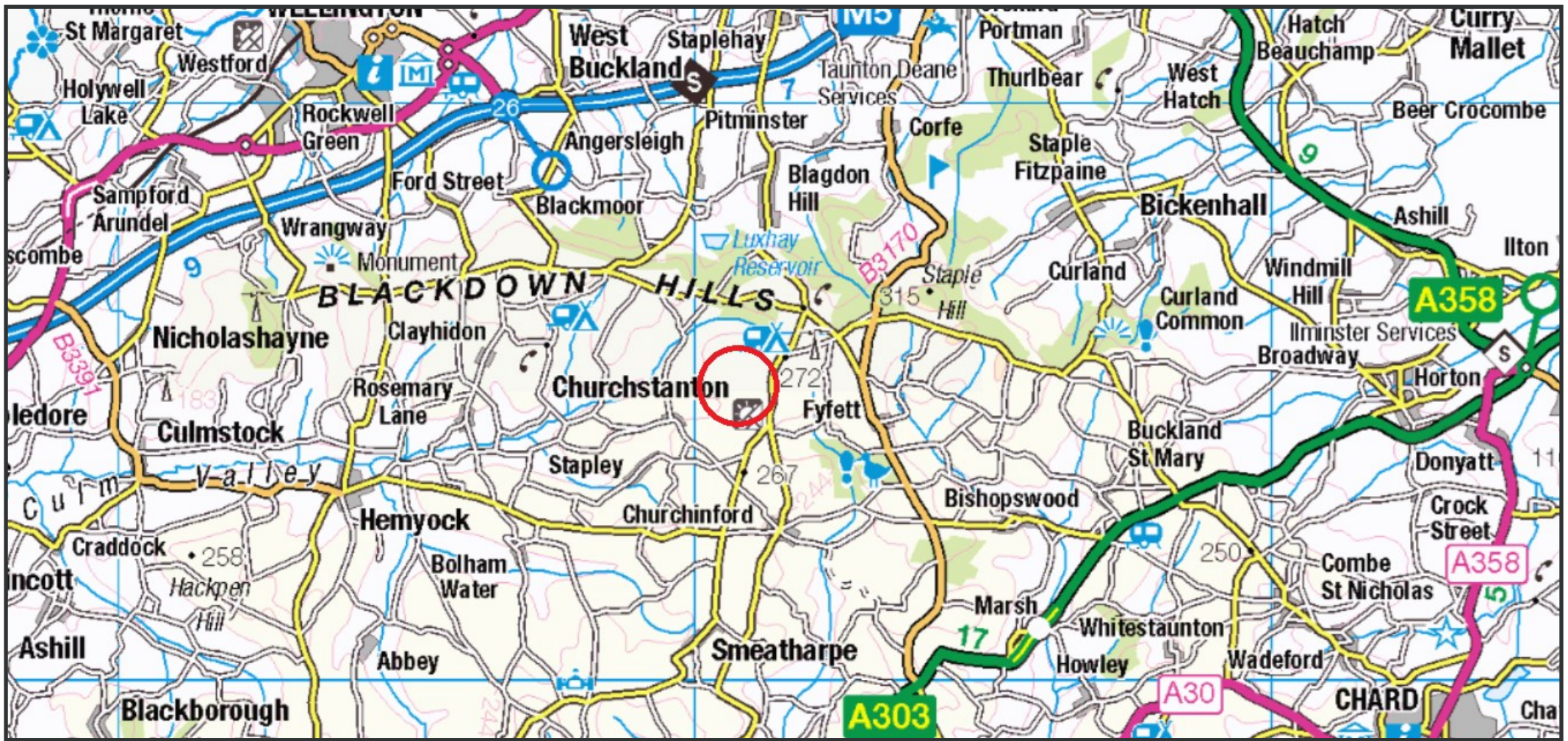
A current service charge payment of £1,071 plus VAT is payable per quarter in respect of the communal areas of the business park such as the grounds maintenance, road repairs, bio disk maintenance, site lighting, site security and property buildings insurance.

LEGAL COSTS

Each party to bear their own legal costs throughout the transaction.







FURTHER INFORMATION

Should you require further information please contact Stephen Richards.

carterjonas.co.uk

Stephen Richards MRICS

M: 07968 216 596 | T: 01823 428 590

E: Stephen.richards@carterjonas.co.uk

Quad 4000, Blackbrook Park Avenue Taunton, Somerset, TA1 2PX.

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas