



**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

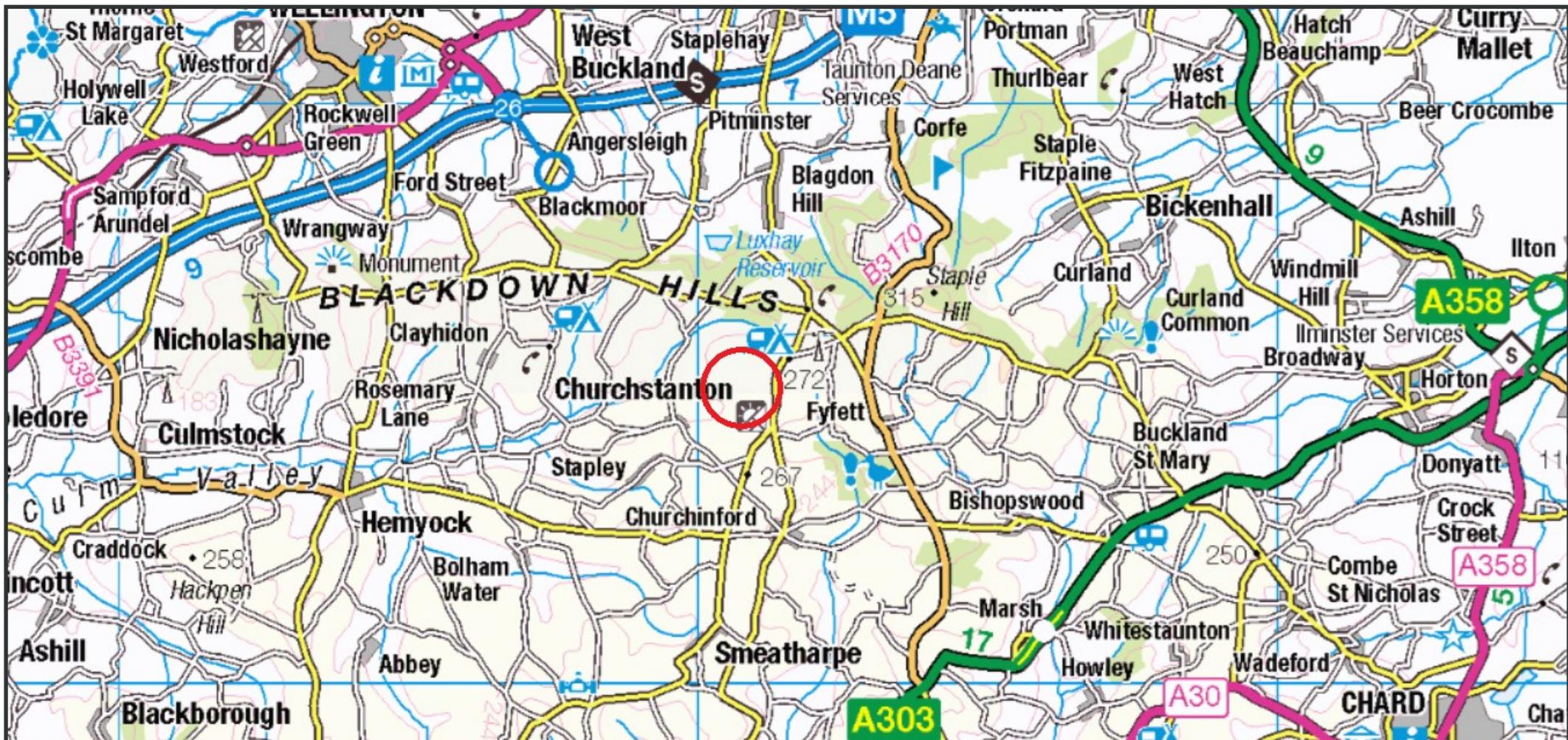
A current service charge payment of £1,071 plus VAT is payable per quarter in respect of the communal areas of the business park such as the grounds maintenance, road repairs, bio disk maintenance, site lighting, site security and property buildings insurance.

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

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IMPORTANT INFORMATION

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