

Sedgemoor House

Deane Gate Avenue
Taunton TA1 2UF



Modern Taunton Office Building

For Sale/To Let

**AVISON
YOUNG**



- **Modern Office Building, For Sale or To Let**
- **18,243 Sq Ft (1,694.8 Sq M)**
- **80 On-site Parking Spaces**

- **Strategic Location by Junction 25, M5**
- **Excellent Refurbishment Opportunity**

Location

Taunton is the county town of Somerset and has excellent communication links via Junction 25 of the M5 motorway which provides access to Bristol (45 miles) and Exeter (35 miles), as well as further afield.

Sedgemoor House is located on Deane Gate Avenue, on the established Blackbrook Office Park, a thriving business park located adjacent to Junction 25 of the M5 motorway, and within easy reach of the town centre and mainline rail station, with a fastest journey time to London Paddington of 1 hour 50 minutes.

Deane Gate Avenue and Blackbrook Park are home to a number of well known firms including the BBC, Milsted Langdon, Clarke Willmott, Porter Dodson, Foot Anstey and Ashfords Solicitors, Somerset Care, WPA, and the Strategic Health Authority. Other amenities include a Kiddi Caru Day Nursery, Harvester Restaurant and a Holiday Inn Express.



Description

Sedgemoor House comprises a modern, purpose-built 3-storey office building, constructed around 30 years ago, and set in its own landscaped grounds with parking for 80 cars. The building is now ripe for refurbishment, and benefits from the following amenities:

- Raised access floor
- Comfort cooling
- Gas fired central heating
- Suspended ceilings with inset lighting
- Male, female and disabled WC facilities
- Passenger lift



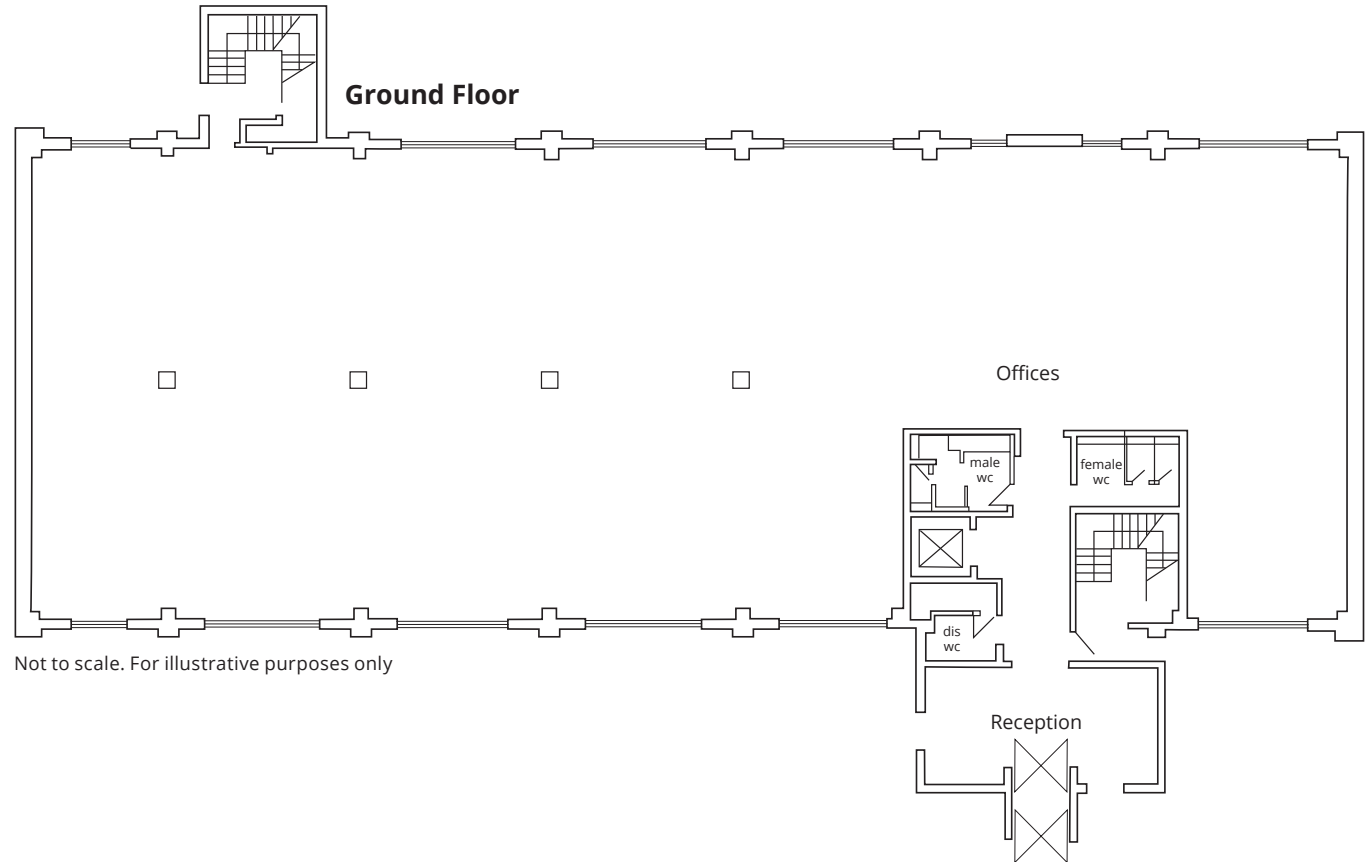
Terms

The building is offered for sale or to let, and in the case of a letting can be refurbished to suit an incoming tenant(s).

Accommodation

The building provides the following approximate floor areas (measured on a Net Internal Area basis).

Floor	Size (Sq. Ft.)	Sq. M.
Gnd Floor	6,065	563.4
1st Floor	6,069	563.8
2nd Floor	6,109	567.6
Total	18,243	1,694.8





Car Parking

The building benefits from 80 designated on-site parking spaces (1:228 sq ft)

Tenure

The building is offered for sale freehold with vacant possession on completion. Offers will also be considered for a new FRI lease on terms to be agreed.

Price/Rental

Details of quoting price and rental terms are available on request.

EPC

The building has an EPC assessment of Band E – 112.

Planning

The building has consent for office use within Class E of the Use Classes Order (as amended), but could be suitable for alternative uses subject to consent.

Business Rates

The building is assessed as a single unit for Business Rates purposes as follows: -

Rateable Value £183,000

VAT

All figures quoted are exclusive of VAT, where applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Further information/viewing

For further information, or an appointment to view, please contact
Avison Young, sole agents.

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