

Tangier

Central
Taunton TA1 4AS

**Business Park
efficiency**

**Town centre
convenience**

**Revitalised offices
from 2,500 – 60,000 sq ft
To Let**

**Exceptional
parking provision:
200 spaces**





Tangier Central Courtyard



Parking Deck

Park by the river

Tangier Central forms two interconnected office buildings, located in Taunton town centre, on a 1.94 acre waterfront site with views over the River Tone.

Tangier Central's proposition is simple; **'The efficiency of a business park with all the amenities and convenience of the town centre'**.

The buildings are to offer the following key features:



A range of office space available in suites from 2,500 sq ft (232 sq m), to buildings of up to 31,925 sq ft (2,965 sq m)



Flexible and economical costs of occupation. High quality – great value



200 secure parking spaces; available at a business park ratio of 1:330 sq ft plus visitor spaces



Simple and flexible lease terms



Stunning surroundings with views across the River Tone and French Weir Park



Easy access to all town centre amenities, all within a short walking distance



Under 1 mile from Taunton railway station

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Tangier Central accommodation

The property provides the following net internal areas:

Demise	Use	SQ FT	SQ M
Ground floor	Offices	8,750	813.09
First floor	Offices	9,640	895.50
Second floor	Offices	9,705	901.77
Third floor	Offices	2,355	218.79
Total		30,450	2,829.15

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Demise	Use	SQ FT	SQ M
Ground floor	Offices	10,470	972.67
First floor	Offices	10,700	993.84
Second floor	Offices	10,755	999.29
Total		31,925	2,965.80

GRAND TOTAL	62,375	5,794.95
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IPMS measurements are available upon request.



Visit www.tangiercentral.co.uk for up to date availability.

Specification

The buildings each benefit from the following high quality specification:

- Raised access floors to upper levels with perimeter trunking to ground floor areas
- Suspended ceilings with LED lighting
- Male and female WCs on all floors
- 2 x passenger lifts
- Gas-fired central heating
- Remodelled entrance halls



Breathing new life into Taunton

Taunton is the principal retail and commercial centre of Somerset located adjacent to Junction 25 of the M5 motorway.

Currently undergoing a major regeneration programme which aims to provide significant additional town centre employment space, a new large format retail space and over 2,000 new homes in the town centre. Taunton offers the best of both worlds; a rural environment combined with an abundance of town centre amenities, and all just a short walk from Tangier Central.

“Taunton is ‘Growing Success’ and has a great town centre with a thriving mix of independent and national retail names and a fantastic cultural offer. Add to the mix award-winning parks and open spaces, spectacular surrounding countryside and a strong supportive environment for business and enterprise and it is easy to see why people and businesses are drawn to Taunton.”

Brendan Cleere
Director Growth & Development at
Taunton Deane Borough Council

“WSP | Parsons Brinckerhoff is delighted to secure the first letting at Tangier Central Taunton. The building is in a fantastic location, close to our customers and all town centre services whilst overlooking the beautiful River Tone. We need flexible, open plan offices with car parking and Tangier Central ticks all of those boxes.”

Katherine Bright, Location Director,
WSP | Parsons Brinckerhoff



Town centre amenities within walking distance of Tangier Central:

Tesco Superstore	2 mins
The Cosy Club	6 mins
Taunton Castle & The Castle Hotel	6 mins
Pizza Express	7 mins
Caffè Nero	8 mins
Orchard Shopping Centre	8 mins
North Town Community Primary School	9 mins
M&S	9 mins
Brewhouse Theatre	10 mins
Somerset College	10 mins
Somerset County Cricket Club	10 mins
Taunton railway station	15 mins



The Castle at Taunton - hotel



French Weir Crossing



The Bridge

Well connected for business growth

Somerset is a wonderful place to live and work. More small and medium-sized businesses are launched in Somerset than anywhere else in the UK outside London – and they continue to thrive.

Over 20,000 people a year migrate into Somerset – half of them from London and the south east. Most are aged between 25 and 44 and come with their families. They come because Somerset hits their lifestyle buttons which include short commute times, low levels of pollution, easy access to the coast and countryside along with great schools.



Taunton is located adjacent to Junction 25 of the M5 motorway, which connects Exeter, (37 miles) to the south with Bristol (48 miles) to the north.



Taunton railway station provides direct access to London Paddington with a fastest journey time of approximately 1 hour 45 minutes. Exeter, Plymouth, Manchester, Leeds, Cardiff and Bristol are also directly accessible.



Exeter International Airport and Bristol Airport are located within 40 miles of Taunton, flying to 158 European destinations and 14 long-haul destinations.



Somerset's workforce is well educated and well trained, with around 90% of 17–18yr olds achieving advanced vocational qualifications in 2005 and one in five employees reaching NVQ Level 4 or above.

“Just over 1 in 3 residents are qualified to degree level, and 86% possess NVQ Level 2 skills or above.”

The Somerset workforce supports a healthy mix of new and well-established companies at the cutting edge of their industries which are attracted to Somerset by its powerful blend of traditional skills and contemporary thinking.



With some of the best broadband connectivity and take-up rates in the UK, being in Somerset means your company can harness the power of the internet to boost sales and stay in touch. The creative sector, including web design and associated IT support, are amongst the highest growth sectors of industry in Somerset.



Educational opportunities in Somerset are first-class, with more than nine out of ten parents achieving their first choice of state secondary schools for 2009/10, compared with just two-thirds in some areas of London. Somerset also offers an excellent choice of 25 world-class independent schools. The majority of Somerset students are under an hour from a choice of top universities including:

- **Exeter University** Ranked UK 10
- **Bath University** Ranked UK 11
- **Bristol University** Ranked UK 15
(Complete University Guide 2016)

Taunton also boasts Richard Huish College, a Beacon college designated “outstanding” by Ofsted and one of the best sixth form colleges in England, and Somerset College offering an extensive range of Further and Higher Education courses.



Hinkley Point C is planned to be the first new nuclear power station in the UK for a generation. The construction and operation of Hinkley Point C will create 25,000 employment opportunities and aims to create 1,000 apprenticeships. Its construction will provide a significant boost to Somerset's economy.

Terms:

The accommodation is offered to let for lease lengths to be agreed, on new full repairing and insuring terms, incorporating a service charge.

Full details are available upon application.

Rent:

Rent and current availability is available upon application.

EPC:

1 Tangier Central – EPC Band C – 58

2 Tangier Central – EPC Band C – 62

VAT:

All terms quoted are exclusive of VAT where applicable.

Viewing and further information:

For further information please visit:

www.tangiercentral.co.uk

or contact the joint agents:

**Andrew Hardwick**

Andrew@wghproperty.co.uk

**Nigel Hatfield**

Nhatfield@hatfieldwhite.co.uk

Important Notice: These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

 www.kubiakcreative.com 151799 06/16

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Taunton
TA1 4AS

