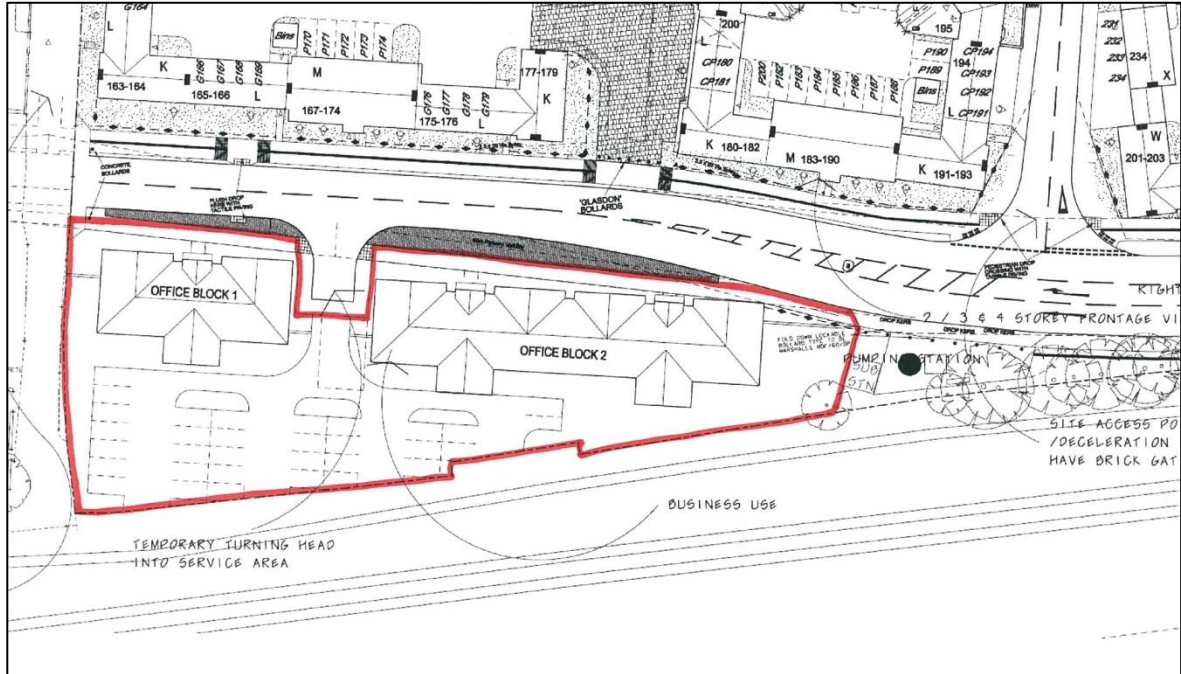


For Sale/ To Let



New B1 Development Scheme The Old Cider Works Norton Fitzwarren Taunton Somerset

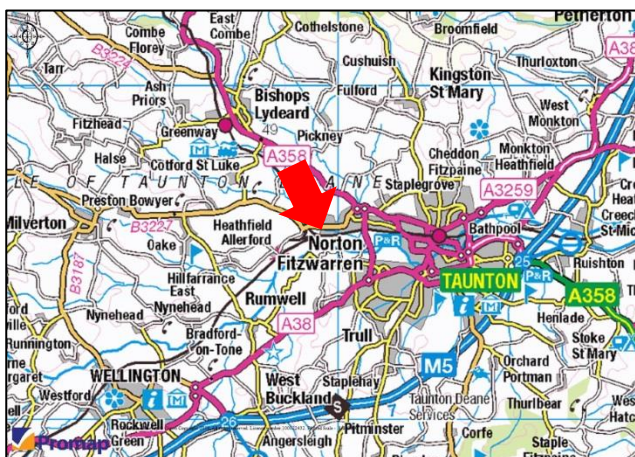
**Potential buildings totalling 21,769 sq ft (2,022 sq m)
On a site of 0.63 acres (0.25 ha)**

Development site with full planning consent for two detached 3 storey office buildings and parking, forming part of major residential scheme.

**Freehold Site
or Design & Build Freehold/Leasehold Offices Available**

LOCATION

The scheme is situated within The Old Cider Works residential development approximately 2 miles (3 km) to the west of Taunton. The town is located 49 miles (79 km) south west of Bristol and 36 miles (58km) north of Exeter with access to Junction 25 of the M5 motorway around 4.5 miles (7km) distance and Junction 26 (Wellington) around 6.25 miles (10km) to the south west.



Taunton also benefits from mainline rail services with journey time to London of around 1hour 45 minutes.

DESCRIPTION

The site forms part of a major housing development constructed in recent years comprising over 800 new homes. Further development in the sounding area will add further population growth to Norton Fitzwarren.

The scheme fronts onto the relief road linking the site to Silk Mills at its junction with Langford Mead, close to the Bindon Road Business Park and Silk Mills Park and Ride facility.

The site has planning consent for two detached office buildings arranged over 3 storeys and designed with the ability to be split internally to create flexible workspace. The table below provides indicative sizes based on the maximum sub-division of the buildings but other layouts are possible which would increase the Net Internal Areas.

The proposed layouts include WC accommodation on each floor and stair and lift access to all floors. To the rear of the buildings is a car park with spaces for around 33 vehicles.

ACCOMMODATION

Building 1

Description	Ft ²	M ²
Ground Floor Suite 1	1,153	107.10
Ground Floor Suite 2	1,135	105.45
First Floor Suite 3	1,334	123.90
First Floor Suite 4	1,135	105.45
Second Floor Suite 5	1,334	123.90
Second Floor Suite 6	1,135	105.45
	7,226	671.25

Building 2

Description	Ft ²	M ²
Ground Floor Suite 1	1,334	123.90
Ground Floor Suite 2	1,286	119.50
Ground Floor Suite 3	1,334	123.90
Ground Floor Suite 4	1,135	105.45
First Floor Suite 5	1,153	107.10
First Floor Suite 6	1,286	119.50
First Floor Suite 7	1,153	107.10
First Floor Suite 8	1,135	105.45
Second Floor Suite 9	1,153	107.10
Second Floor Suite 10	1,286	119.50
Second Floor Suite 11	1,153	107.10
Second Floor Suite 12	1,135	105.45
	14,543	1,351.05

All measurements are approximate Net Internal Areas based on architect's drawings.

SERVICES

All mains services are available with in the estate road to the front of the site. Further details are available upon request.

PLANNING

The scheme forms part of a mixed use development including 389 dwellings and village centre (application number 25/2006/020).

TERMS

The site is available on a freehold basis. Alternatively, the buildings are available on a design & build basis (freehold or leasehold).

PRICE/RENT

Upon application.

BUSINESS RATES

Yet to be assessed.

LEGAL COSTS

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

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Sale price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

SUBJECT TO CONTRACT

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

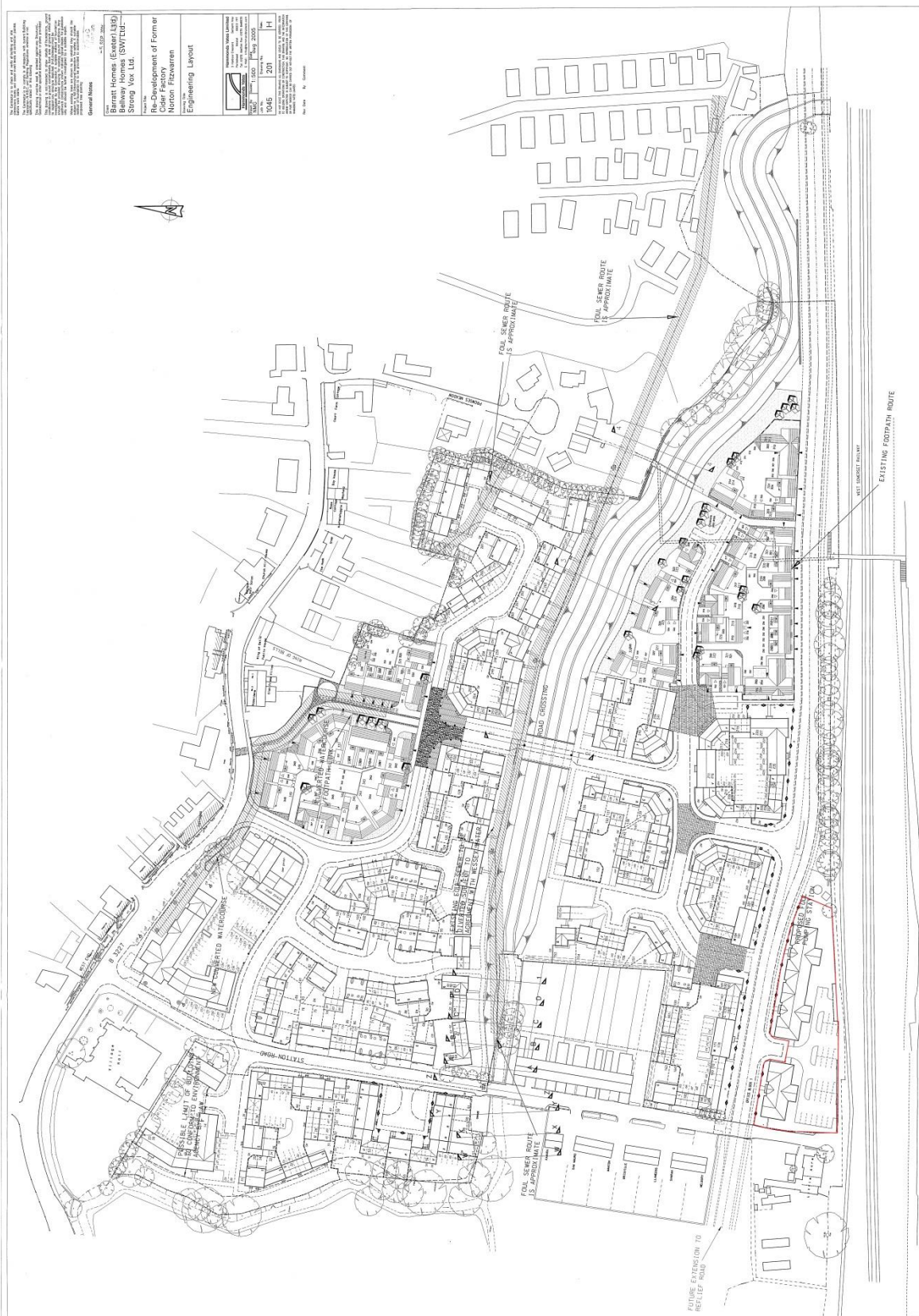
VIEWING ARRANGEMENTS/FURTHER INFORMATION

Alder King Property Consultants

Contact Andrew Maynard
Tel 01823 444879
Email amaynard@alderking.com

Ref ACM/N79091
Date November 2014





Important Notice. 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.



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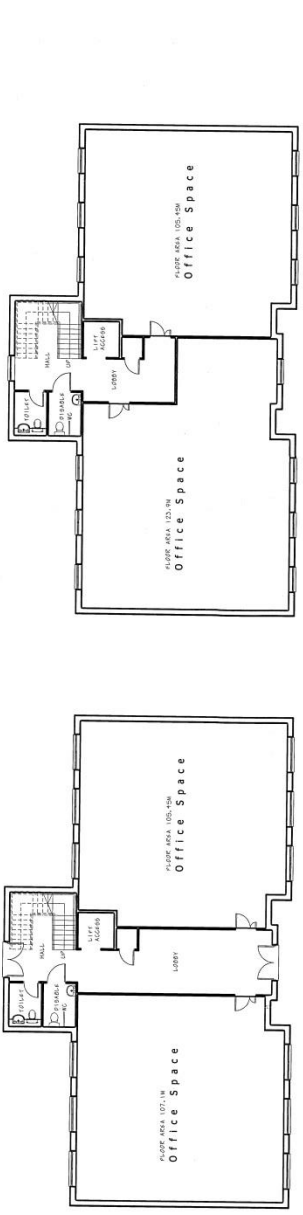
alder king

PROPERTY CONSULTANTS

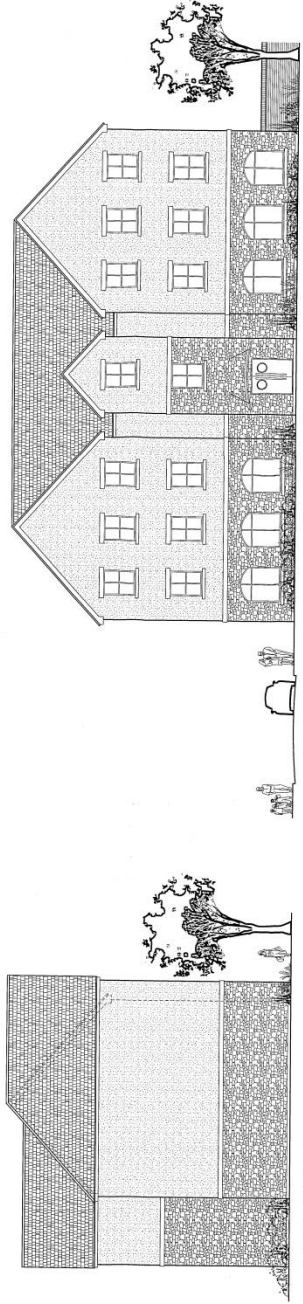


The Contractor is to check and verify all building work and to ensure that the work is done in accordance with the approved plans and specifications. The Contractor is to be responsible for the completion of the building work in accordance with the approved plans and specifications. The Contractor is to be responsible for the completion of the building work in accordance with the approved plans and specifications. The Contractor is to be responsible for the completion of the building work in accordance with the approved plans and specifications.

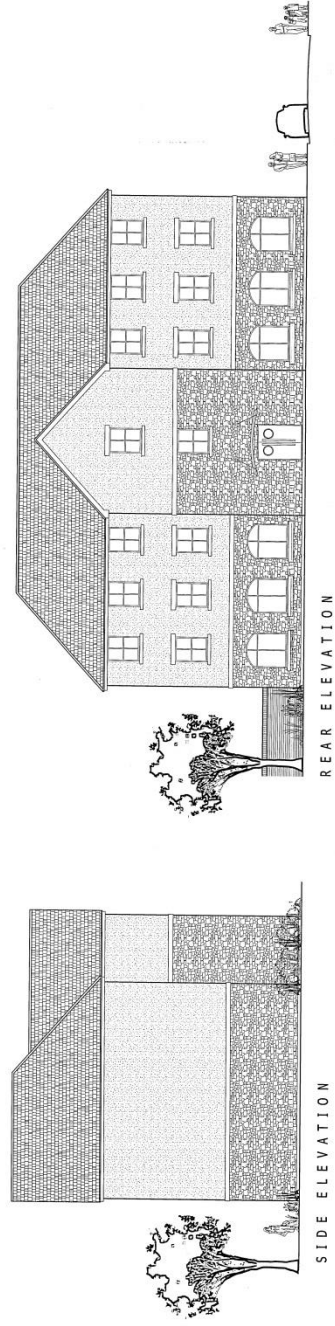
General Notes



GROUND FLOOR PLAN
FIRST FLOOR PLAN



SIDE ELEVATION
PRINCIPLE ELEVATION FACING PROPOSED DEVELOPMENT



SIDE ELEVATION
REAR ELEVATION

<p>Client: Barratt Homes Exeter Ltd Ballyway Homes Limited Strong Vox Limited</p>			
<p>Project Title: Proposed Residential Development at Norton Fitzwarren</p>			
<p>Drawn By: Business Centre Office Block 1</p>		<p>Date: -5 SEP 2005</p>	
<p>Scale: 1:1000 Drawing No. 1045 Rev. 113</p>			
<p>Author: A</p>			
<p><small>© 2005 Alder King Property Consultants Ltd. All Rights Reserved. The information in this document is for general information only and does not constitute an offer of any financial product. The information in this document is for general information only and does not constitute an offer of any financial product.</small></p>			

Indicative Only – NOT TO SCALE

2

The Contractor is to provide all services for the design and construction of the building work shown.

The drawings are to be used for the design and construction of the building work shown. The drawings are not to be used for any other purpose without the written consent of the architect.

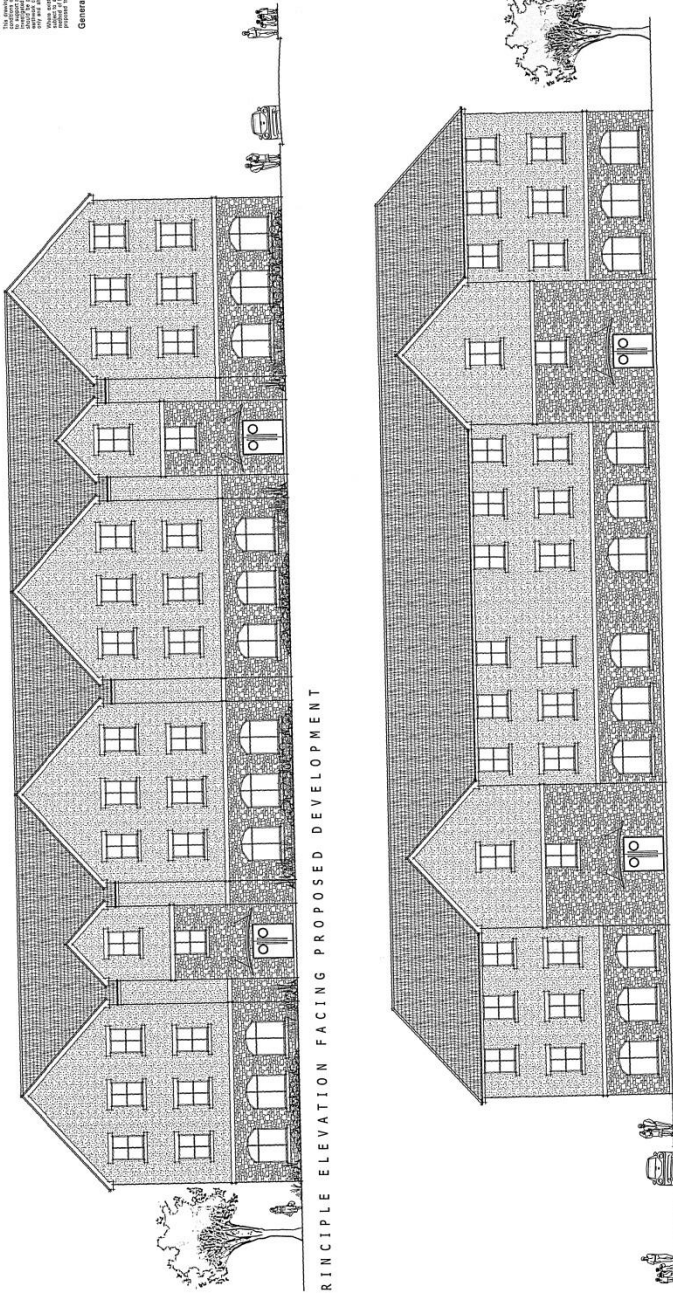
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General Notes



PRINCIPLE ELEVATION FACING PROPOSED DEVELOPMENT

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

No. 10445 100% Complete Date: 10/15/2008 Client: Barratt Homes Evesley Ltd Ballyway Homes Limited Strong Vox Limited		Project Title: Proposed Residential Development at Norton Fitzwarren	
Drawing Title: Business Centre Office Block, 2-5 SEP 2008 Elevations		Drawing No.: 1045 Scale: 1:100 Date: 10/15/2008	
Drawing No.: 1045 Scale: 1:100 Date: 10/15/2008		Drawing No.: 115 Scale: 1:100 Date: 10/15/2008	

Indicative Only – NOT TO SCALE

The Client is to check and verify all Building and other information before use. The Client is to check and verify all Building and other information before use. The Client is to check and verify all Building and other information before use.

General Notes

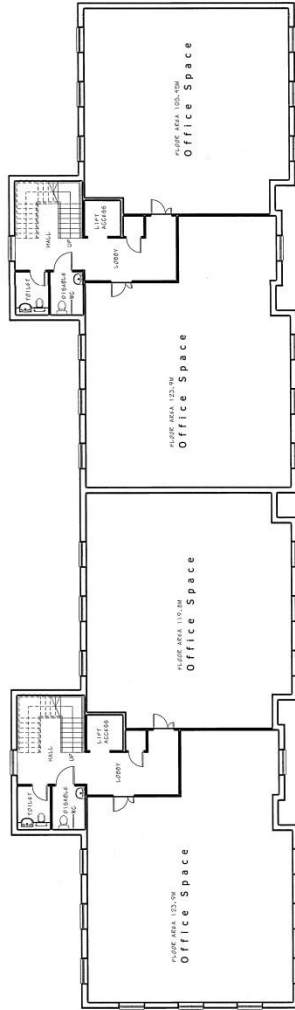
A. 2107416 001 Plans Approved
 Date: 05/11/2016
 Client: Barrett Homes Exeter Ltd
 Bellway Homes Limited
 Strong Vox Limited

Project Title:
 Proposed Residential
 Development at Norton
 Fitzwarren

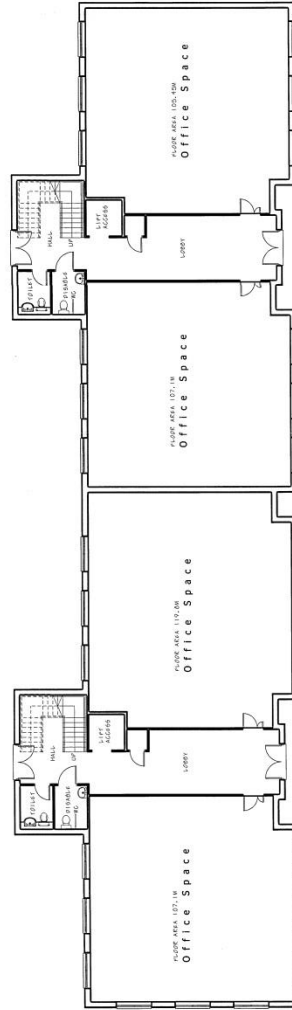
Drawn By:
 Business Centre
 Office Block 2
 Floor Plans

Scale:
 1:100

10/04/16
 114
 A



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Indicative Only – NOT TO SCALE

