

# **Business Park** **efficiency** **Town Centre** **convenience**

Refurbished Offices To Let  
from 1,400 – 30,450 sq ft



**Tangier**

**Central**  
Taunton TA1 4AS

**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 offer the following key features:**



A range of office space available in suites from 1,400 sq ft (130 sq m) up to a whole building of 30,450 sq ft (2,829 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

**A range of high quality  
refurbished offices  
from 1,400 sq ft**









## 1 Tangier Central

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

## 2 Tangier Central

Demise	SQ FT	SQ M
Ground floor	From 2,935 to 6,235	From 273 to 570
First floor	From 1,400 to 2,000	From 130 to 185
Second floor	From 2,830 to 10,755	From 263 to 999

Visit [www.tangiercentral.co.uk](http://www.tangiercentral.co.uk)  
for up to date availability.

Measured on a net internal area basis.  
IPMS measurements are available upon request.

**1 Tangier Central:** EPC Band C – 58

**2 Tangier Central:** EPC Band C – 62

Site Plan shows ground floor configuration

## Specification

- Raised access floors to upper floors and perimeter trunking to Ground Floor
- Suspended ceilings with LED lighting
- Gas-fired central heating
- Vgreet visitor information and access system
- Fully refurbished male and female toilets
- 2 x passenger lifts
- Cycle storage and shower facilities
- Remodelled entrances

## Enhanced Connectivity:

- Access to fully managed, superfast, resilient internet service with 24/7 monitoring and support
- An uncontended service with speeds from 50Mb (upload & download)
- Options for the internet service as a primary or backup circuit



Exceptional  
parking provision  
**200 spaces**



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

**Taunton is 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.**

Taunton offers the best of both worlds, combining superb natural surroundings with a thriving centre, a great quality of life and space for businesses to grow and prosper.

Taunton has recently been awarded Garden Town status, making it the first town in the South West to achieve this prestigious position. As a Garden Town, there is a commitment to making Taunton more prosperous and sustainable with better transport links and conserving the valuable green space for future generations.



**Well connected  
for business growth**

French Weir Crossing



Taunton Town Centre



Somerset County Cricket Club







TAUNTON  
RAILWAY STATION  
15 minutes

SOMERSET COUNTY  
CRICKET CLUB  
10 minutes

PIZZA EXPRESS  
7 minutes

BREWHOUSE THEATRE  
10 minutes

NORTH TOWN  
SCHOOL  
9 minutes

TAUNTON CASTLE &  
THE CASTLE HOTEL  
6 minutes

CASTLE GREEN  
6 minutes

CAFFÈ NERO  
8 minutes

THE COSY CLUB  
6 minutes

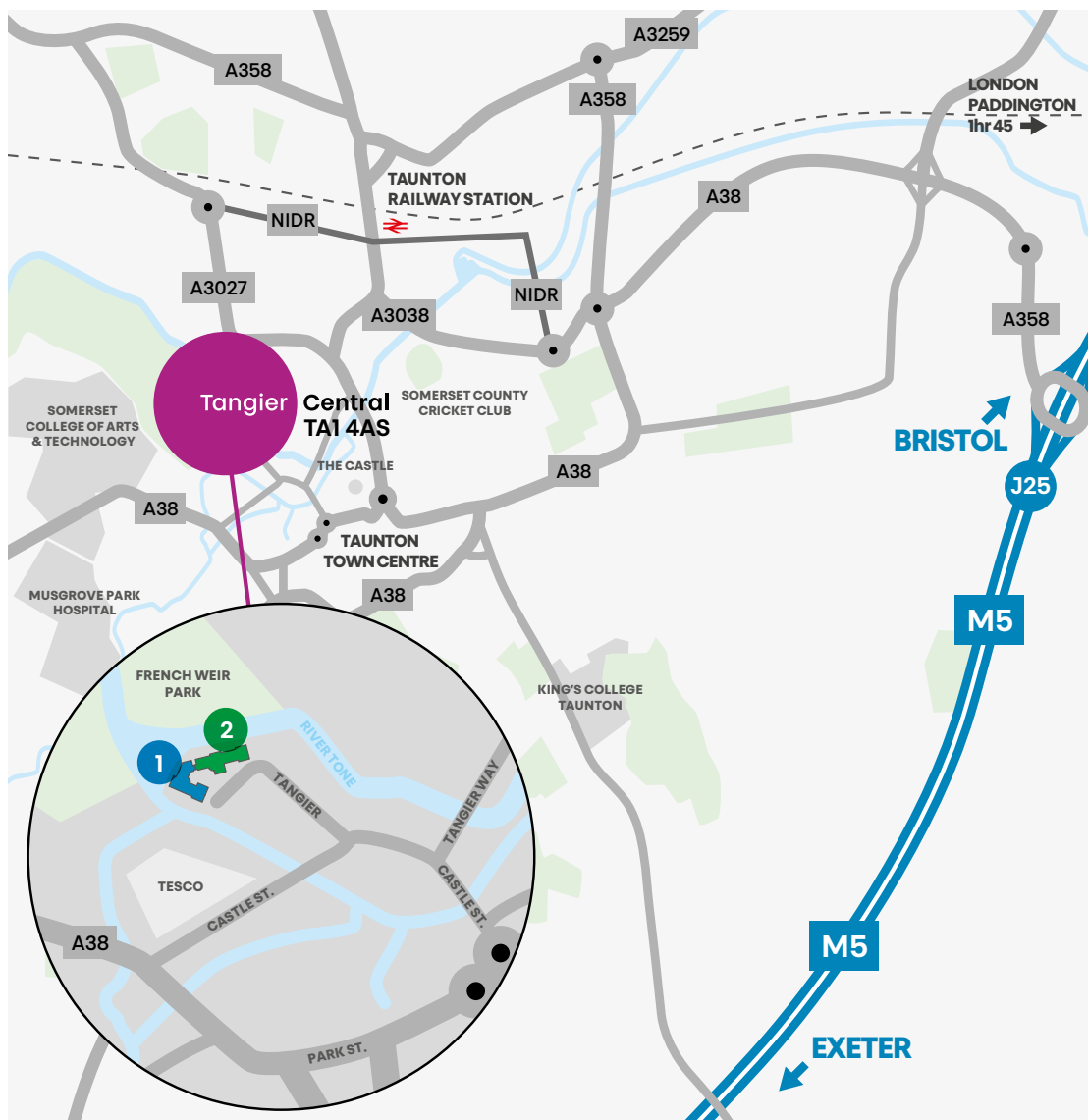
COUNTY HALL  
6 minutes

TESCO SUPERSTORE  
2 minutes

FRENCH WEIR PARK

BRIDGWATER &  
TAUNTON COLLEGE





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.

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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. £18m is being invested into Junction 25 to improve traffic flow and in preparation for the upgrading of the A358 to a dual carriageway.

The new NIDR (Northern Inner Distributor Road) is now open.



Taunton railway station provides direct access to London Paddington (1 hour 45 approx), Exeter, Plymouth, Bristol, Cardiff, Manchester and Leeds.



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

For a Virtual tour & further information:  
[www.tangiercentral.co.uk](http://www.tangiercentral.co.uk)

#### 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.

#### VAT:

All terms quoted are exclusive of VAT where applicable.

#### For Viewings:

Please contact the joint agents:



**Andrew Hardwick**  
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