

ZENITH

TAUNTON

TO LET

**HIGH SPECIFICATION,
SELF-CONTAINED CONTROL CENTRE BUILDING
31,641 SQ FT (2,939.6 SQ M) GIA**



The building provides highly resilient and secure accommodation arranged over three floors, comprising office space, double height central control room and areas of specialist plant and equipment. The site is fully secured with a gatehouse, double fencing and comprehensive CCTV coverage.

SPECIFICATION:

- Suspended ceilings with metal ceiling tiles and LG7 fluorescent lighting
- Carpeted raised flooring
- VRF air conditioning (underfloor in control room areas)
- Fully fitted comms room
- Full catering/canteen facilities on ground floor with further kitchenettes on upper floors
- Diverse routing of power supplies to all critical plant and equipment
- Standby diesel power generation and parallel UPS system
- Argonite gas and high pressure water mist fire suppression systems
- Rain water harvesting
- 74 secure car parking spaces, plus 6 visitor spaces and dedicated bicycle storage



BLACKBROOK BUSINESS PARK, BLACKBROOK PARK AVENUE, TAUNTON, SOMERSET TA1 2PX

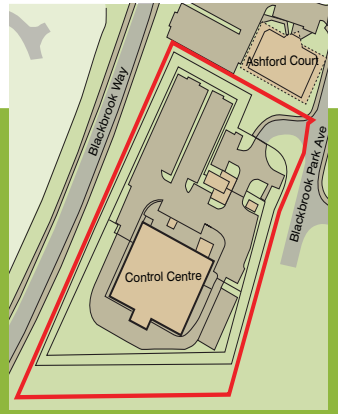
WWW.ZENITHCONTROL.CO.UK

Set within the established Blackbrook Business Park, Zenith Taunton is situated immediately off Junction 25 of the M5 motorway, approximately three miles from Taunton town centre. Existing occupiers include NatWest, Strategic Health Authority, Somerset County Council, Clarke Willmott and Viridor.

Onsite facilities include a Kiddi Caru children's day nursery, Harvester Restaurant, Holiday Inn and Holiday Inn Express with further retail facilities at the nearby Riverside Retail Park.



ZENITH TAUNTON TA1 2PX



ACCOMMODATION SCHEDULE

GIA		sq ft	sq m
Main building	Ground Floor	13,110	1,218
	First Floor	13,358	1,241
	Second Floor	4,622	429.4
Gatehouse		551	51.2
TOTAL		31,641	2,939.6

TERMS

The property is held under a lease for a term of 20 years from 22 August 2007 and is available on a sub lease or assignment basis.

RENT

Upon application.



visit www.zenithcontrol.co.uk for further information

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