

ZENITH TAUNTON

OPPORTUNITY • QUALITY • ADAPTABILITY • EFFICIENCY



**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:

- Fully fitted air-conditioned office accommodation
- Fully fitted double height comms room with potential to add mezzanine
- Suspended ceilings with metal ceiling tiles
- LG7 fluorescent lighting
- Carpeted raised flooring
- Full catering/canteen facilities on ground floor with further kitchenettes on upper floors
- A secure fenced environment with gatehouse and CCTV
- 74 secure car parking spaces plus 6 visitor spaces (potential to increase provision to 114 spaces) and dedicated bicycle storage
- Very competitive lease terms
- Suitable for a variety of alternative uses, including data centre, contact centre and HQ office functions



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

WWW.ZENITHCONTROL.CO.UK



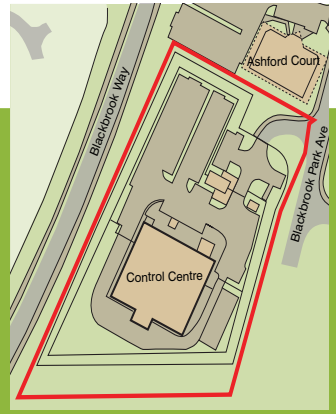
Set within the established Blackbrook Business Park, Zenith Taunton is situated immediately off Junction 25 of the M5 motorway, approximately three miles from Taunton town centre. Existing occupiers include NatWest, Strategic Health Authority, Somerset County Council, Clarke Willmott and Viridor.

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

Bilfinger GVA is the trading name of GVA Grimley limited, conditions under which particulars are issued by GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. Reproduced by courtesy of the Controller of HMSO Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only. Designed and produced by Core | 0121 232 5000 | www.core-marketing.co.uk May 2016.



gva.co.uk
/4711

St Catherine's Court
Berkeley Place
Bristol BS8 1BQ

BILFINGER | GVA

0117 984 2400

alex.riddell@gva.co.uk
DD: 0117 988 5269