



COMEYTROWE

BUSINESS PARK

TO LET / FOR SALE

New business park providing a range of opportunities with both land and built to suit solutions

Units available from 2,750 sq ft
Plots from 1.22 acres

Off the A38 Wellington Road,
Taunton, Somerset

www.comeytrowebusinesspark.co.uk





LOCATION

Taunton is one of the best connected places in the South West for business, living and skills. It is located at the heart of the region, with excellent transport connections. It benefits from excellent road and rail links to the South East and the Midlands, as well as international links for importers and exporters via Exeter and Bristol airports.

Taunton is an attractive place to live, work and visit due to its pleasant setting, culture and lifestyle, good schools and colleges, great access, and employment opportunities. Surrounded by beautiful natural landscapes.



DEMOGRAPHICS

Taunton has a thriving business community, with dynamic, supportive business organisations and networks as well as a wide range of places to meet for conferences and business meetings. The diversity of sectors based here helps to create a strong business culture, with many businesses working together to form clusters. Taunton serves a large catchment of approximately 350,000 people, extending into much of Somerset and parts of Devon. The town is home to a diverse selection of businesses, from micro businesses to global corporations. Many sectors choose to base themselves in Taunton, including hi-tech, scientific and advanced industries, professional services and healthcare, with major employers including the Hydrographic Office, Financial Office, local government and Musgrove Park Hospital.

ABOUT THE WIDER DEVELOPMENT

The new neighbouring development at Orchard Grove will be a unique new garden community of 2,000 homes and an array of amenities set within two neighbourhoods. Including a new Park and Bus facility just off the A38 and abundant green space and land safeguarded for a new primary school within the wider development. Homes, buildings and places will be sensitively developed over the coming years to reflect the character of the local area, but with its own distinct identity. Located to the south west of Taunton, the town centre is within easy reach, as are the charming local parishes of Comeytrove and Trull, along with major transport routes including the M5. This new community will not only benefit its future residents; new amenities and employment opportunities will support the wider area too.





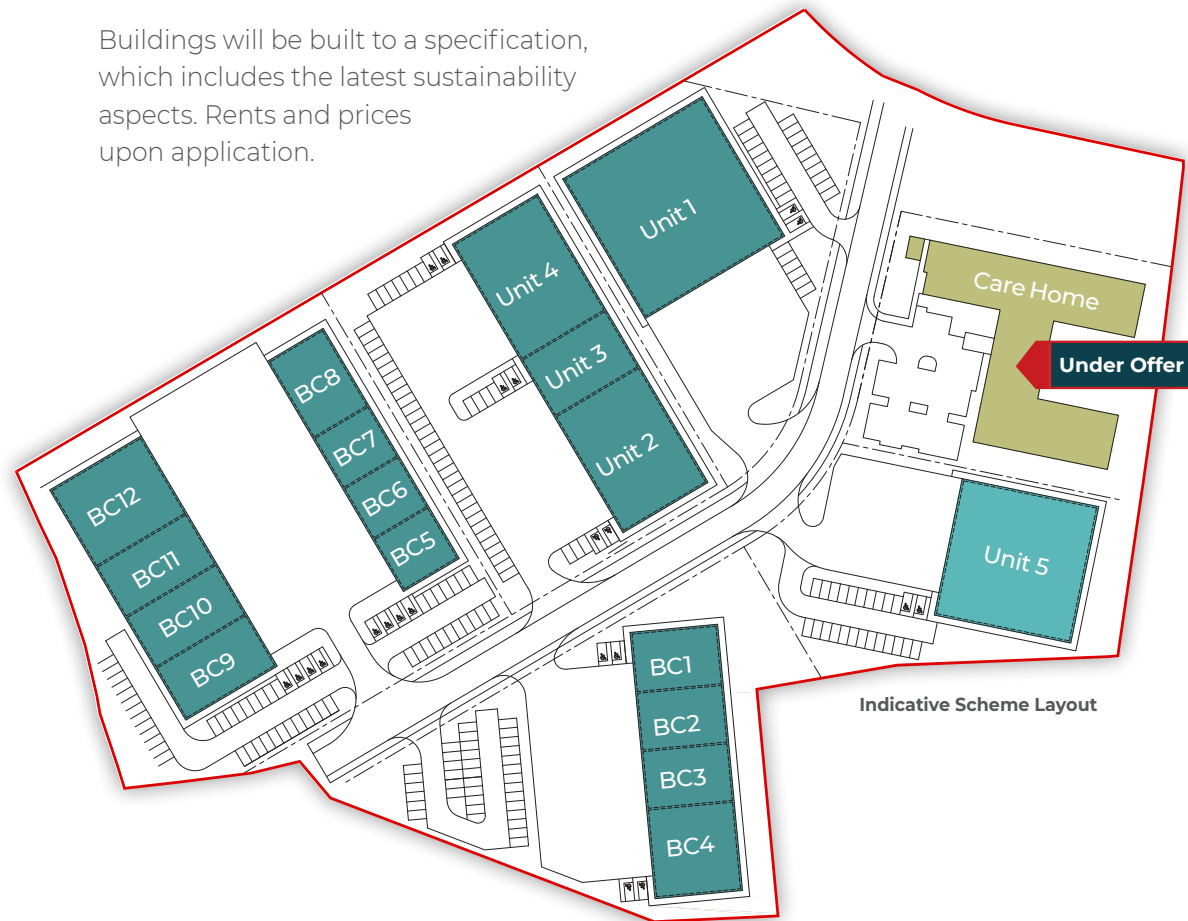
USES

- + HEALTHCARE & MEDICAL
- + DISTRIBUTION
- + OFFICES
- + LOGISTICS
- + INDUSTRIAL
- + TRADE COUNTER
- + MANUFACTURING
- + LEISURE & HOSPITALITY
- + EDUCATION & TRAINING

OPPORTUNITY

Comeytrove Business Park provides a variety of options from land deals to a full designed to suit service on a freehold or leasehold basis.

Buildings will be built to a specification, which includes the latest sustainability aspects. Rents and prices upon application.



Unit 1	20,000 sq.ft.
Unit 2	10,000 sq.ft.
Unit 3	5,000 sq.ft.
Unit 4	10,000 sq.ft.
Unit 5	14,735 sq.ft.
BC1 - BC3	4,700 sq.ft. each

BC4	7,000 sq.ft. each
BC5 - BC7	2,750 sq.ft. each
BC8	4,250 sq.ft.
BC9 - BC11	4,700 sq.ft. each
BC12	7,000 sq.ft.
Care Home	



COMEY TROWE

BUSINESS PARK

Distance	Miles
M5 Junction 26	5
Taunton Town Centre	1.5
Bristol Airport	39
Exeter Airport	29
London	150
Bristol	50



Please contact the agents.

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A development by:

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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.