

The logo for GTH, consisting of the lowercase letters 'gth' in white on a red rectangular background.

Class E Premises — For Sale

Unit 1 Discovery House, Cook Way, Bindon Road, Taunton

[gth.net](http://gth.net)

# Unit 1 Discovery House, Cook Way, Bindon Road, Taunton, Somerset, TA2 6BJ

- A modern end of terrace office building spread over ground and first floors.
- Open plan offices with meeting rooms.
- 9 Allocated parking spaces.
- Unit 1 totals 296.15 sq m / 3,188 sq ft

Freehold Guide Price: £380,000

## Location

Unit 1 forms part of Bindon Road business Park, an established mixed commercial development including business units, trade and retail counters as well as offices. The business park lies some 1.5 miles to the north-west of Taunton town centre.

Taunton is the county town of Somerset and benefits from a good range of services and public amenities with the benefit of a mainline railway station some 1.5 miles away. Junction 25 of the M5 is 4 miles away.

## Description

A two-storey end of terrace office building understood to have been constructed in the late 1980's which forms part of a block of similarly designed office buildings.

The offices are spread over ground and first floor and predominately open plan with demountable partitioning providing cellular offices and meeting rooms.

The ground floor contains a reception lobby, disabled WC, offices, meeting room, kitchen and stores. The first floor provides separate ladies and gents WCs, an open plan office, cellular offices and server room. Externally, there is a patio area and a communal yard with this property benefitting from 9 allocated parking spaces.



## Utilities

Mains electricity, gas, water and drainage are connected to the property.

## Accommodation (Approximate N.I.A)

Ground Floor	150.75 sq m	1,623 sq ft
First Floor	145.40 sq m	1,565 sq ft
<b>Total</b>	<b>296.15 sq m</b>	<b>3,188 sq ft</b>

## Rateable Value

The rateable value of Unit 1 is £28,000 rising to £32,000 from 1st April 2026.

## EPC

EPC has been commissioned.

## Terms

The property is available for sale freehold with vacant possession at a guide price of £380,000.

## Estate Charge

An estate charge is levied for the maintenance and repair of the communal areas. The annual charge to the year ending 31st May 2025 was £1,500.

## VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the purchase price.

gth

Greenslade  
Taylor Hunt



### Viewing

Strictly by appointment with Greenslade Taylor Hunt.  
Joseph Hughes / Zack Dennington  
9 Hammet Street  
Taunton  
Somerset  
TA1 1RZ

Email: [joseph.hughes@gth.net](mailto:joseph.hughes@gth.net) / [zack.dennington@gth.net](mailto:zack.dennington@gth.net)  
Tel: 01935 423 474

### 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.

