

**Langford
Mead**
Taunton

TAUNTON'S NEW BUSINESS PARK
TA2 6RX

9.3 acres (3.37 hectares)



BUILDINGS AVAILABLE TO OCCUPIER'S REQUIREMENTS



TAUNTON - IS A STRATEGIC MOTORWAY LOCATION IN THE HEART OF THE SOUTH WEST

The county town enjoys an enviable quality of life, lying between the Blackdown Hills and the Quantocks, with an excellent choice of schools (public and private), housing and leisure facilities.

LOCATION

Langford Mead is located on the North West fringe of Taunton, approximately 2 miles from the centre and adjacent to the Silk Mills Park and Ride. The site is just off the A3065 Silk Mills road which is the main route into Taunton from West Somerset.

The site has been a long established business location (formerly the Taunton Trading Estate) benefiting from good road access and ideally located for access to Junction 25 (Taunton) or Junction 26 (Wellington) of the M5 Motorway. An impressive new access road has recently been built leading off Silk Mills Road (A3065) giving a dedicated entrance to the site.





REQUIREMENTS FROM 5,000 - 180,000 SQ FT

HIGH QUALITY MANAGED ESTATE

A high quality estate will be provided and managed by St. Modwen's in-house team. Occupiers will benefit from an effective long-term management strategy including repairs and maintenance, cleaning, landscaping, security, utilities and services to the common parts. A service charge will be levied to cover the cost of providing these services.

OCCUPIERS

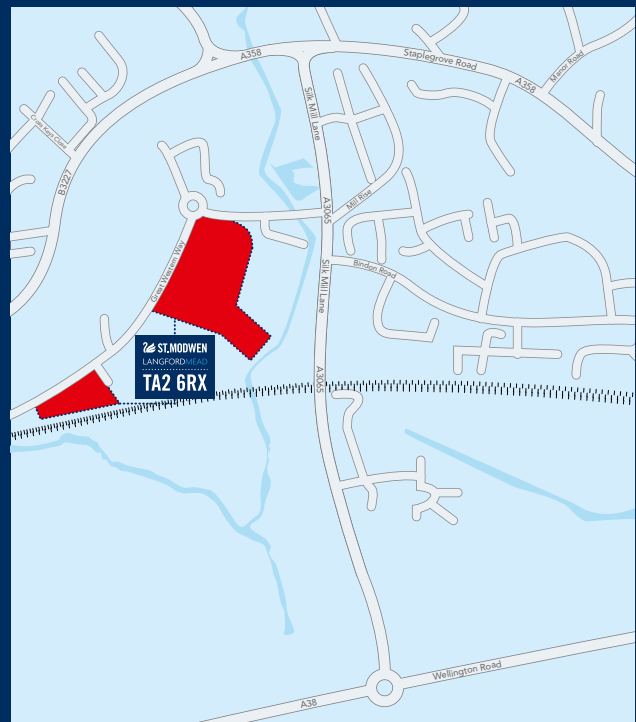
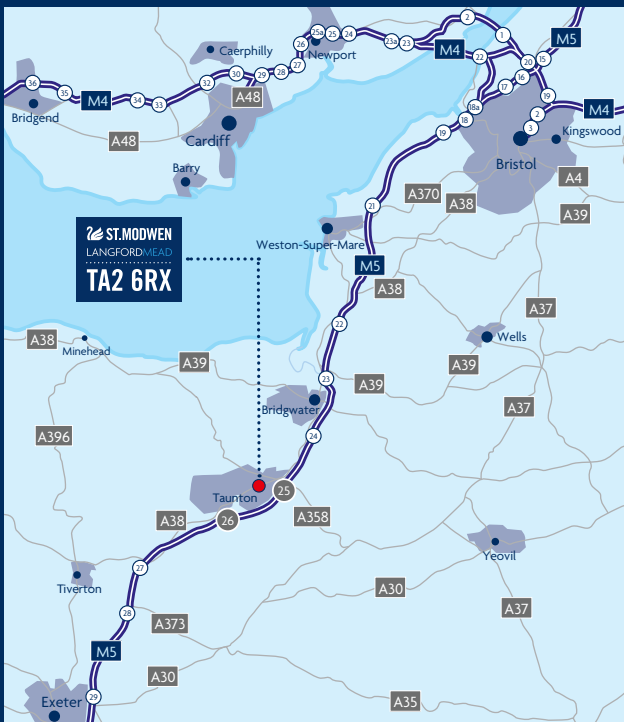
The Business Park has consent for a diverse range of businesses and all enquiries are welcome. St. Modwen is able to deliver buildings from 2,500 sq ft configured to individual requirements. Phase One includes construction of new units for Booker Cash & Carry, Somerset County Council Heritage Centre and West Country Feeds. Other established companies in the vicinity include Pasquill, Matalan, Jelf Group, Ministry of Cake and TDG.

PROPOSAL

Design and build solutions are available to meet occupier requirements with completed buildings available on either a leasehold or virtual freehold basis. Rapid delivery of bespoke solutions can be guaranteed with a dedicated design and professional team in place and construction underway.

LANGFORD MEAD

Formerly the Taunton Trading Estate, the 63 acre site has planning consent for approximately 550 dwellings and 200,000 sq ft of B1, B2 and B8 employment accommodation. The first phase of the business park commenced in 2008 and includes demolition of the existing buildings and construction of the new access road.



TRAVEL TIMES

Junction 25 M5 Motorway	Distance	Time
Wellington to Langford Mead	4.7 miles	14 min
Junction 26 M5 Motorway	Distance	Time
Taunton to Langford Mead	6.7 miles	12 min

FURTHER INFORMATION

For further information please contact the sole agents.



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