



## heron court

express park | bridgwater

Grade A, headquarter style building excellently located within Somerset's strategic business park.

[expresspark.co.uk](http://expresspark.co.uk)



# availability

## Grade A offices with Grade A lifestyle

The third of five office buildings to be constructed at Express Park, Heron Court will offer well specified offices up to 54,000 sq ft (5,017 sq m).

The accommodation will be arranged over three floors, around an impressive atrium, including raised floors, plentiful parking, and the benefit of the highly managed park environment.

Express Park is a 105 acre scheme providing state of the art office and lifestyle facilities in a landscaped setting on the northern outskirts of Bridgwater.

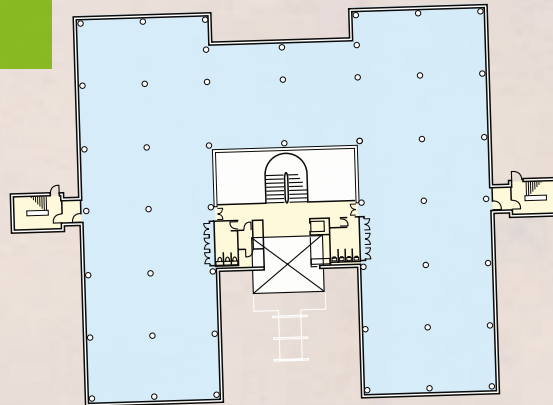
Exceptionally well connected with excellent transport links, the site is located on the uncongested A38 dual carriageway, just 1.5 miles from junction 23 of the M5. Express Park lives up to its name as Somerset's strategic business park being equidistant between Bristol and Exeter and drawing upon a ready supply of adaptable, well-trained staff at competitive rates.

Superior services are offered in the on site Exchange building including a café, gym, nursery, conferencing and meeting facilities, along with accommodation in the adjoining hotel.

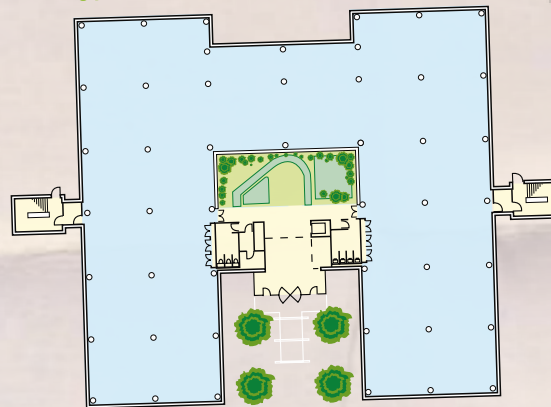
Tenure: Leasehold or freehold offers are invited.

Rent: On application.

## First and Second Floor Plan



## Ground Floor Plan



A glass atrium and interior reception add to the relaxed mood of these offices

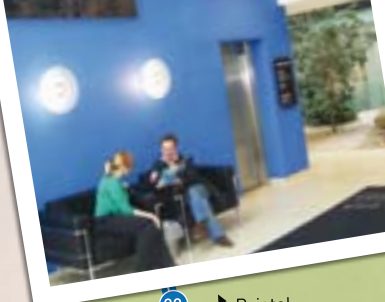
Each floor will provide approximately 18,000 sq ft (1,672 sq m)

### Important

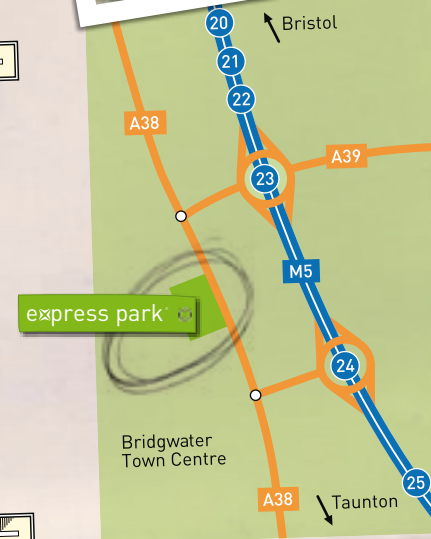
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract

An EPC is available upon request

May 2009



An artist's illustration of Heron Court



## Specification

- Fully accessible raised flooring
- Ceiling mounted comfort cooling/heating system
- Landscaped environment
- Signature glass atrium
- Disabled access
- Suspended ceiling incorporating recessed lighting
- Double glazing
- Parking available

**GVA Grimley**

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