



a great first impression

new offices/hotel from 5,000 - 70,000 sq ft (465 - 6,500 sq m)

PRIORYBRIDGE · TAUNTON

 firepool

New Grade A Office & hotel accommodation

The Heart of Taunton's Regeneration

Firepool, a major mixed use regeneration scheme, will form the new commercial heart of Somerset's county town and a natural extension to Taunton's town centre.

Priory Bridge is the first phase of commercial development at Firepool now taking place on Priory Bridge Car Park, opposite Somerset County Cricket Ground. With a high quality landscaped River Tone setting, the environment for occupiers and staff will be unrivalled. The location is within a few minutes walk of Taunton's town centre facilities and mainline railway station. The accessibility is completed with pedestrian & cycle routes and Junction 25 of the M5 within 2 miles to the east.

Priory Bridge

Priory Bridge has outline planning consent for 4, 5 and 6 storey office buildings around landscaped courtyard parking. The first HQ office building will be occupied by Viridor in mid 2012.

The consent includes potential for a hotel of upto 48,170 sq ft (4,475 sq m) and a separate 49 apartment residential element overlooking the river. Somerset County Cricket Club's conference facilities are located opposite on Priory Bridge Road.

The indicative layout is shown opposite with building areas.

Specific occupier requirements can be reviewed to be incorporated within the scheme.



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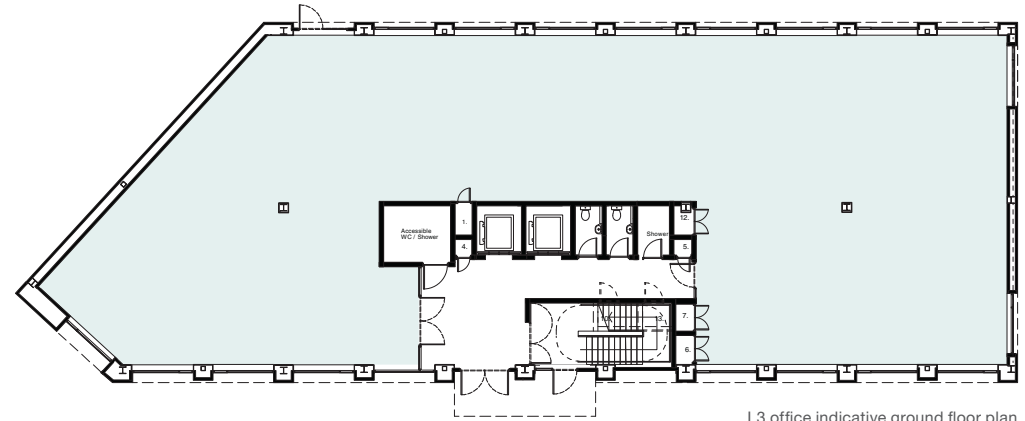
TOWN CENTRE AMENITIES WITHIN WALKING DISTANCE GREAT WORKING ENVIRONMENT
PRIME LOCATION FOR TRANSPORT LINKS SUSTAINABILITY AT ITS HEART

Features

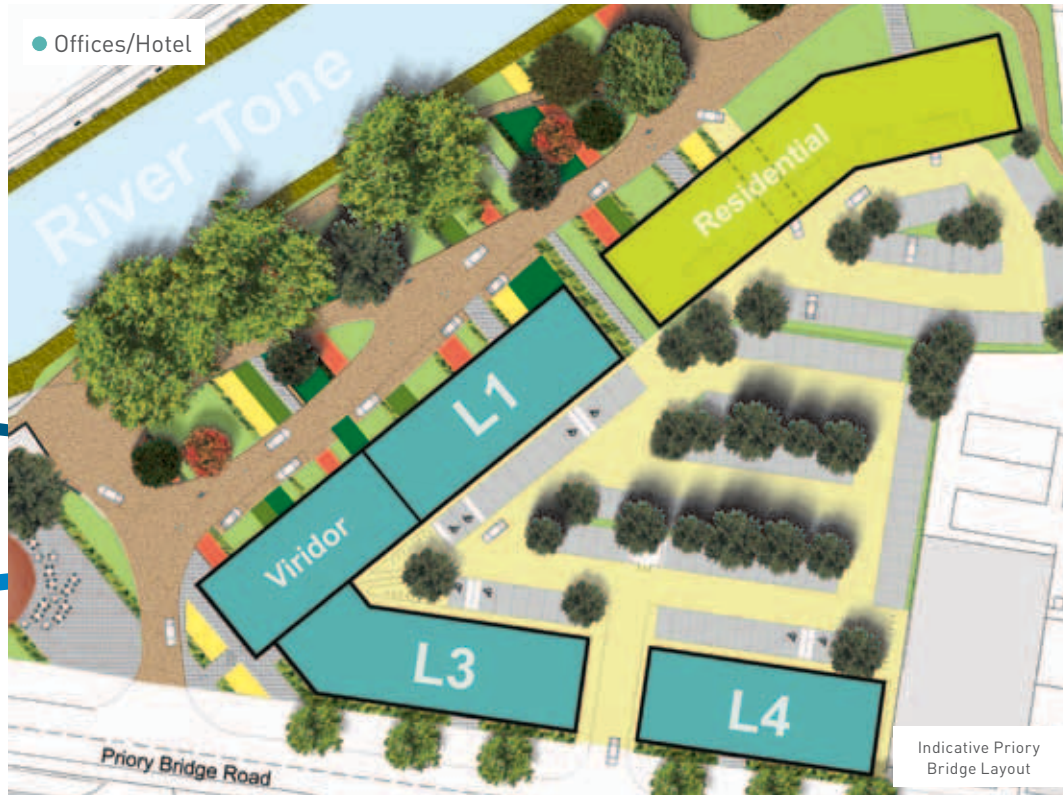
- Sustainability is at Firepool's heart
 - BREEAM Excellent standard of construction
 - EPC B with energy performance reflected in CO2 reductions
- Open plan floor plates capable of flexible subdivision
- Fully accessible raised floors for cabling
- Suspended ceilings incorporating recessed energy efficient lighting
- Comfort Cooling
- Lifts service all floors
- Full DDA Access including shower and wc facilities
- Secure covered cycle storage and allocated car parking
- High quality external design and internal finishes

High Quality Managed Environment

Occupiers will benefit from a long term management strategy to ensure a high quality environment. This will cover maintenance and provision of common services through a service charge.



L3 office indicative ground floor plan
(Front cover visual impression of Priory Bridge Road frontage).



Indicative Priory Bridge Layout

Accommodation Schedule:

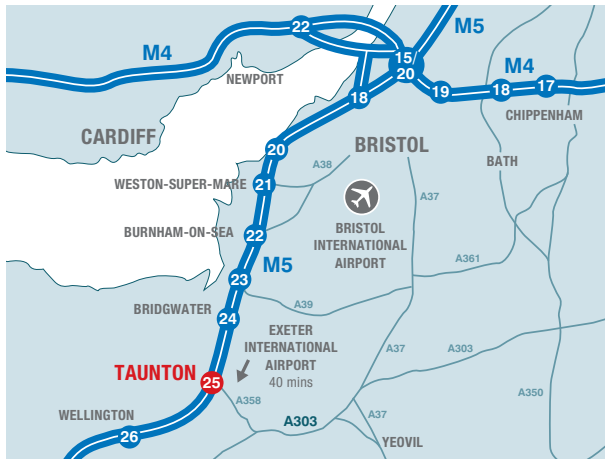
Building	Floors	Floor Area	
		Sq ft	(Sq m)
L1	5	28,228	(2,622)
L2 Viridor HQ	6	21,970	(2,041)
L3	4	21,195	(1,970)
L4	4	21,100	(1,960)
Total		92,493	(8,593)

L2 will provide an HQ office building for Viridor which will be ready for occupation Summer 2012.

L3 is the next anticipated office building:

Floor	Floor Area	
	Sq ft	(Sq m)
Ground	5,145	(476)
First	5,350	(498)
Second	5,350	(498)
Third	5,350	(498)
Total	21,195	(1,970)

Individual floors are available and capable of further flexible division around the service core – see indicative floor plan.

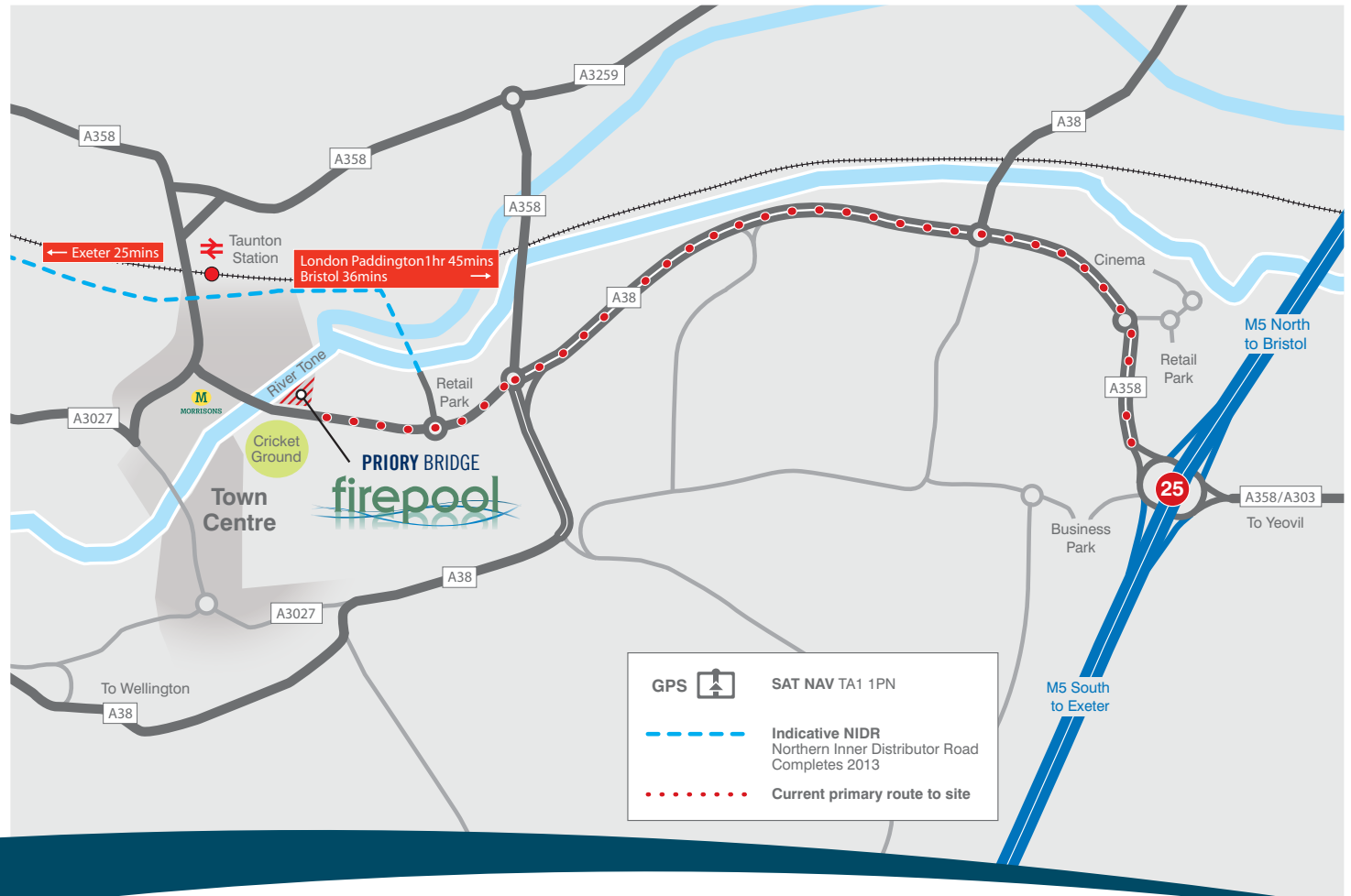


About St. Modwen

Firepool is a development in partnership with Taunton Deane Borough Council. St. Modwen, the UK's leading regeneration specialist, has over 30 years experience in regeneration and property development. This partnership underpins the delivery of the Firepool vision.

Terms

Accommodation is available on effective full repairing and insuring leases, with length to be agreed. Alternatively, long leasehold purchase is available. Further details on application.



www.firepool-taunton.com



Firepool is a development in partnership with Taunton Deane Borough Council with Project Taunton investment.

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