

# RIVERSIDE SIDE COAL ORCHARD

**COMMERCIAL UNITS TO LET**  
TAUNTON TA1 1FB



RELAX



# CULTURAL QUARTER

An exclusive riverside development delivering an attractive mix of restaurant, retail, leisure and residential opportunities within the garden town of Taunton.

Set within the prime riverside location for the town, Riverside at Coal Orchard is at the very heart of Taunton's cultural quarter. Within this thriving hub, Riverside at Coal Orchard's mixed use development is complemented by Somerset's iconic cricket ground, the surrounding boutique shopping area and the Brewhouse Theatre and Arts Centre.

The Brewhouse Theatre and Arts Centre hosts over 300 live performances annually, supplemented by a busy cinema programme. Cricket fans regularly enjoy County Championship matches, One Day and T20 matches at the County Ground. There have also been International games played.

Already recognised as a superb location for the arts and sport, the cultural quarter is set to become even more desirable with the addition of the impressive Riverside at Coal Orchard mixed use development.

WALK

**Shops**

- 1 Hatchers
- 2 Jack Wills
- 3 Joules
- 4 Crew Clothing
- 5 Hotel Chocolat
- 6 Fat Face
- 7 River Island
- 8 White Stuff

**Restaurants**

- 9 Wild Wood Restaurant
- 10 Boston Tea Party
- 11 Cosy Club
- 12 Hideout
- 13 Nando's
- 14 ASK Italian
- 15 Hubbox
- 16 Eat The Bird
- 17 Pizza Express
- 18 Skewer House



SHOP

# WATERFRONT LIFESTYLE ~

A destination where waterway, walkway and cycleway meet. It is a vibrant centre where residents and visitors will relax, drink, eat, live, exercise, meet, work, shop and talk.



MEET



# DIVERSE SPACE

Boutique retailers will sit alongside waterfront restaurants, public spaces, leisure facilities and residential apartments, all set on the banks of the River Tone.

Unit	Size	External Seating
<b>The Wharf</b>		
Unit 1 (GIA)	2,960 sq ft (274.99 sq m)	2,012 sq ft (187 sq m)
Unit 2 (GIA)	3,040 sq ft (282.42 sq m)	365 sq ft (34 sq m)
<b>The Jetty</b>		
Unit 3 (GIA) Ground Floor	2,048 sq ft (190.26 sq m)	1,399 sq ft (130 sq m)
Mezzanine	1,762 sq ft (163.69 sq m)	
Unit 4 (GIA)	1,298 sq ft (120.59 sq m)	322 sq ft (30 sq m)
<b>The Quay</b>		
Unit 5 (GIA)	4,730 sq ft (439.43 sq m)	N/A
Unit 6 (NIA)	491 sq ft (45.62 sq m)	N/A
Unit 7 (NIA)	1,061 sq ft (98.57 sq m)	N/A
Unit 8 (NIA)	769 sq ft (71.44 sq m)	N/A



EAT

# NIGHT LIFE ~



WORK



# SOUTH WEST

Taunton is the South West's Garden Town, situated at the heart of the West Country. Somerset West and Taunton Council's ambitious growth plans for the town are well underway, with tenants at Riverside at Coal Orchard poised to take advantage.

The population is in excess of 65,000 residents, of which 52% are ABC1. Compared to the national average, a high percentage of the population is economically active, with 68% owning their own home. Over 25,000 of the local residents are considered affluent and 340,000 people currently live within the wider retail catchment. Impressive targets for 2028 will see population increase by 25%, with a commitment to building 17,000 new homes and creating 12,000 new jobs.

Taunton is already home to many large companies and corporates within a broad range of sectors. On a daily basis, 9,700 employees commute in to the town from elsewhere, with fewer employees leaving for work outside the town. The creation of the new power plant at Hinkley Point C (30 minute drive from the town) is an £18bn investment in the Somerset economy which will open up new opportunities to the area.



**EXETER AIRPORT** ~37 MINUTES DRIVE

**BRISTOL AIRPORT** ~54 MINUTES DRIVE



**BRISTOL TEMPLE MEADS** ~32 MINUTES JOURNEY

**LONDON PADDINGTON** ~90 MINUTES JOURNEY

The town is serviced by junctions 25 and 26 of the M5. The rail network connects the town to the wider region and beyond, with direct services nationwide. Commitments to road and rail infrastructure improvements include an hourly rail service to London, taking just 90 minutes.



**JUNCTION 25 M5** ~06 MINUTES DRIVE

**JUNCTION 26 M5** ~16 MINUTES DRIVE



# RIVERSIDE COAL ORCHARD

## Terms

The premises are available on new effectively full repairing and insuring leases on terms to be agreed.

## Service Charge

Available on request.

## Planning

The premises are suitable for a variety of uses under Class E including retail, café, restaurant, gym, leisure and nursery uses.

## Business Rates

The premises will be assessed for rating purposes upon occupation.

## Costs

Each party to be responsible for their own legal costs.

## VAT

All figures quoted are exclusive of VAT.

## EPC

Further information on request.

## Further information

For further information or to arrange an inspection please contact:

## Anthony Walker

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