



alder king

PROPERTY CONSULTANTS

TO LET

Blackbrook Gate 1

Blackbrook Park Avenue, Taunton, TA1 2PX

Full Refurbished First Floor Offices – 5,180 sq ft

Allocated Parking

Easy Motorway Access

Air Conditioning

CLARKE WILMOTT

Location

Taunton is strategically located in the heart of Somerset midway between Bristol and Exeter and at the interchange of the M5 and A303, with a 30 minute drive time population of some 300,000. Blackbrook is an office park situated directly off junction 25 of the M5 motorway.

The park also includes a Kiddi Caru children's nursery, Harvester Restaurant and Holiday Inn Express. Close to the entrance of Blackbrook, centred around Junction 25, is a Travelodge hotel and the Hankridge Retail Park, which includes a Sainsbury's superstore. The Hankridge Arms is located adjacent to these retailers, as are a Odeon Cinema and Hollywood Bowl. The Blackbrook Pavilion leisure complex is located to the south of the park providing a wide range of facilities including gym, indoor and outdoor tennis, sports hall, football pitches and squash courts.



M5



250m

**Railway
Station**
2.5 miles



Taunton



1.5 miles

Bristol



49 miles

Accommodation

Description

A first floor office suite, recently fully refurbished and redecorated throughout. Externally the building sits within a mature landscaped environment at the entrance onto Blackbrook Business Park from Junction 25 of the M5.

Services

We are advised that main electric, water and drainage services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
First floor	5,180	481.22

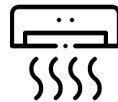
Fully accessible raised floors



Suspended ceilings



VRV Hybrid Air Conditioning



Onsite parking



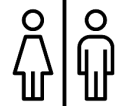
LED lighting



Kitchenette



WC facilities & Shower



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Somerset West & Taunton Council.

Business Rates

The property will be subject to re-assessment. We estimate a rates payable budget of around £6 per sq ft to be appropriate (subject to reassessment).

Interested parties should make their own enquiries to Taunt Deane Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 63 This is how energy efficient the building is.

Lease

The property is available on a new full repairing lease with terms to be negotiated.

Rent/Purchase Price

The property is offered to let for £83,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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Somerset TA1 1TG
www.alderking.com

AK Ref: AM/89946

Date: Nov 2022

Subject to Contract



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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

