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PROPERTY CONSULTANTS

Strongvox House

Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

2,960 sq ft (275 sq m)

Ground floor air conditioned offices with parking

Location

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. Blackbrook Pavilion leisure complex is located to the south of the park providing a wide range of sports facilities including gym, indoor and outdoor tennis, sports hall, football pitches and squash courts.



M5



0.4 miles

A303



9.5 miles east

Town Centre



1.5 miles

Bristol



49 miles

Description | Accommodation

Description

A ground floor office suite on this popular business park. The accommodation is finished to a high standard with two meeting rooms (or separate offices) and a large open plan office area including a central kitchenette with staff area. In addition, the space include a separate server rooms and various storage rooms.

The parking spaces include two spaces with electric vehicle charging points (7KW).

Parking

The accommodation includes 15 parking spaces.

Services

We are advised that all main electric, fibre, water and drainage are connected to the premises and 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
Ground floor offices	2,960	275.18

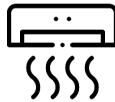
Open plan layout



Fully accessible raised floors



**Air conditioning
Comfort cooling**



Onsite parking



Suspended ceilings



Kitchenette



LED lighting



► Planning | Rates | EPC | Terms

Planning

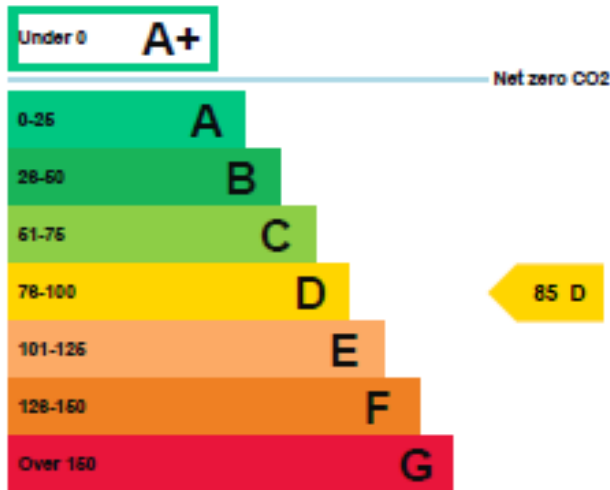
We are advised that the accommodation has planning consent for the current use of offices but any occupier should make their own enquiries to the Planning Department of Somerset Council. www.somerset.gov.uk.

Business Rates

York House is currently rated as a whole property and will be split on a floor by floor basis as due course. The current rateable value is £76,000. A previous assessment of the ground floor (2023) had a rateable value of £45,000.

Interested parties should make their own enquiries to Somerset 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



Terms

The building is available by way of a new lease on effective full repairing and insuring terms with other terms by negotiation.

Rent

The property has a quoting rent of £48,950 per annum, plus VAT.

VAT

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

Legal Cost

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing Arrangements

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



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COMMERCIAL
AGENCY



INVESTMENT



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RECOVERY

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2. Misrepresentation Act 1967

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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

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