

HIGH QUALITY OFFICES TO LET Taunton

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PROPERTY CONSULTANTS



HIGH QUALITY OFFICES ON AN ESTABLISHED CAMPUS

Ground floor office suite
Quad 4000
Blackbrook Park Avenue
Taunton
TA1 2PX

1,615 sq ft
(150 sq m) net approx

7 car parking spaces
Easy motorway access



Ground floor office suite, Quad 4000, Blackbrook Park Avenue, Taunton, TA1 2PX

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.



Description

The accommodation forms part of the ground floor of Quad 4000, fronting onto Blackbrook Park Avenue. The building was constructed in 2007 and includes the following features:

- Fully accessible raised floor with 3 compartment floor boxes containing power, data and telecom connections.
- Suspended ceilings with Cat 2 lighting.
- Hybrid VRH air conditioning system providing heating and cooling throughout.
- Generally open plan accommodation with several separate meeting rooms/offices.
- Full fitted kitchen.
- Comms room.
- Door entry system.
- Communal entrance and WCs including shower facilities.
- Allocated parking for 7 cars plus shared use of disabled parking space.
- Set in high quality landscaped grounds.

Accommodation

All measurements are approximate Net Internal Areas.

Area	Sq ft	Sq m
Ground floor	1,615	150

Parking

The accommodation has 7 parking spaces.

Services

We are advised that all main services 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.

Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Taunton Deane Borough Council. Tel: 01823 356356 or www.tauntondeane.gov.uk.

Lease

The accommodation is offered by way of a new internal repairing and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed. A service charge is payable in respect of the upkeep of the common parts, exterior and external elements of the building and the air conditioning system.

Rent/Price

Quoting Rent of £26,650 per annum exclusive.

Legal Costs

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

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Business Rates

Interested parties should make their own enquiries to Taunton 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.

The property has a rateable value of £.22,250.

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 landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (74). The full certificate and recommendations can be provided on request.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

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

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded.

Viewing Arrangements

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

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