

First Floor Air Conditioned Offices TAUNTON

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PROPERTY CONSULTANTS



HIGH QUALITY OFFICES ON AN ESTABLISHED CAMPUS

**Lakeside House
Blackbrook Business Park
Taunton
Somerset
TA1 2PX**

**From 1,155 to 4,561 sq ft
(107 to 424 sq m) approx**

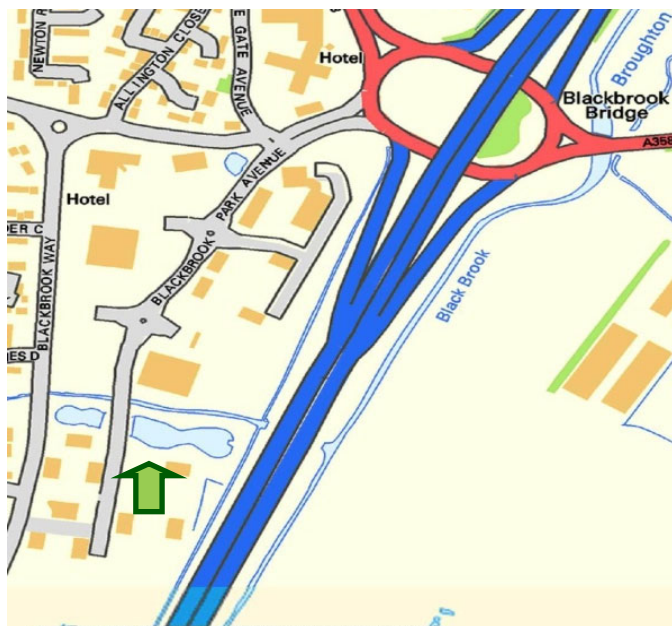
- Ability to split the accommodation to provide a range of office suites
- 23 car parking spaces (or pro-rata split for smaller suite)
- Easy motorway access
- Attractive landscaped setting
- Available from Q4 2020

First Floor, Lakeside House, Blackbrook Business Park, Taunton

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

A first floor office suite which will be refurbished to include the following features:

- Raised access floors with 3 compartment floor boxes.
- Suspended ceiling with recessed LED lighting.
- Hybrid VRH air conditioning system providing heating and cooling throughout.
- Generally open plan accommodation.
- Door entry system.
- 8 person passenger lift.
- Communal entrance and WCs.
- Set in high quality landscaped grounds.

Accommodation

Area	Sq ft	Sq m
First floor	4,561	424

All measurements are approximate IPMS3.

Alternatively, the accommodation can be split into 3 smaller offices suites starting from 1,155 sq ft (107 sq m). An indicative floor plan is attached showing the potential layout based on 3 suites.

Parking

The accommodation has 23 parking spaces, which would be split on a pro-rata basis should the accommodation be split into smaller office suites.

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 Somerset West & Taunton Council . Tel: 01823 356356 or www.SomersetWestandTaunton.gov.uk

Lease

The accommodation is offered by way of a new full repairing and insuring lease, outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed.

Legal Costs

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

Rent

On application.

Business Rates

The property has a rateable value of £59,500 (whole of the first floor) and will be re-assessed if split into smaller suites.

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.

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.

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Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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 establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

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 from any contract.

Viewing Arrangements

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

Alder King Property Consultants

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7 Bridge Street

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Somerset TA1 1TG

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Andrew Maynard

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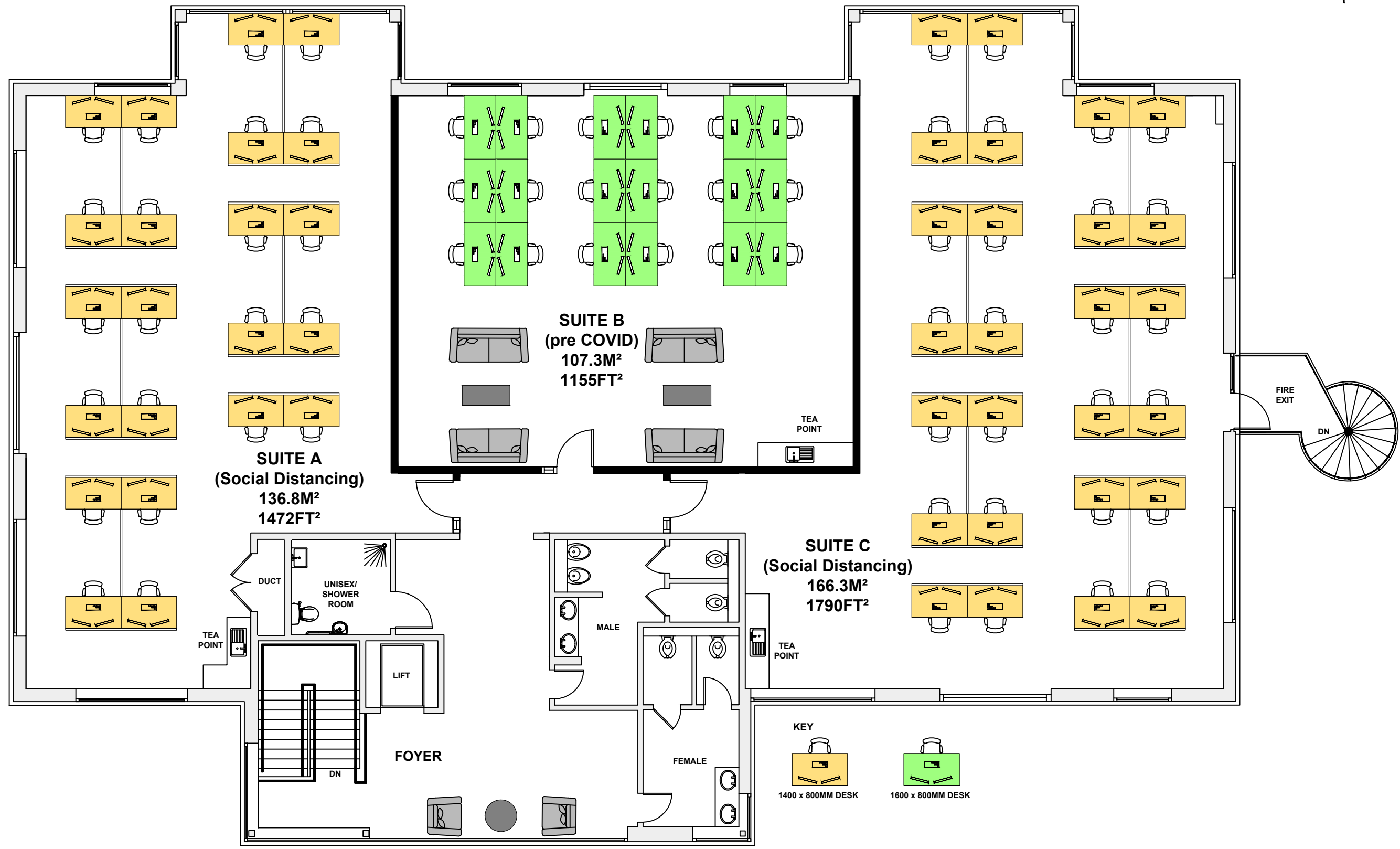
amaynard@alderking.com

Ref: AM

Date: October 2020

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SUITE A
(Social Distancing)
136.8M²
1472FT²

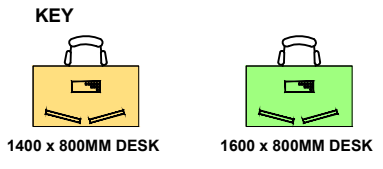
SUITE B
(pre COVID)
107.3M²
1155FT²

SUITE C
(Social Distancing)
166.3M²
1790FT²

FOYER

MALE

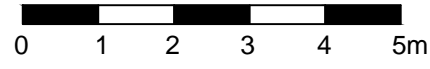
FEMALE



FIRE EXIT

DN

PROPOSED FIRST FLOOR PLAN
SCALE 1:100



client SUMMERFIELD DEVELOPMENTS	address LAKESIDE HOUSE BLACKBROOK PARK AVENUE TAUNTON TA1 2PX	dwg PROPOSED THREE SUITES FIRST FLOOR	date 18.09.2020	scale 1:100	sheet A3	Propertyplans (Southwest) Ltd 11 west villas cottford st luke taunton ta4 1df tel. 01823 215 005 mob. 07866 422 575 email. info@property-plans.net web. www.property-plans.net
			dwg.no. 2020022 004	revision		

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