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PROPERTY CONSULTANTS

PKF
Francis Clark

TO LET

Blackbrook Gate 1

Blackbrook Business Park, Taunton, TA1 2PG

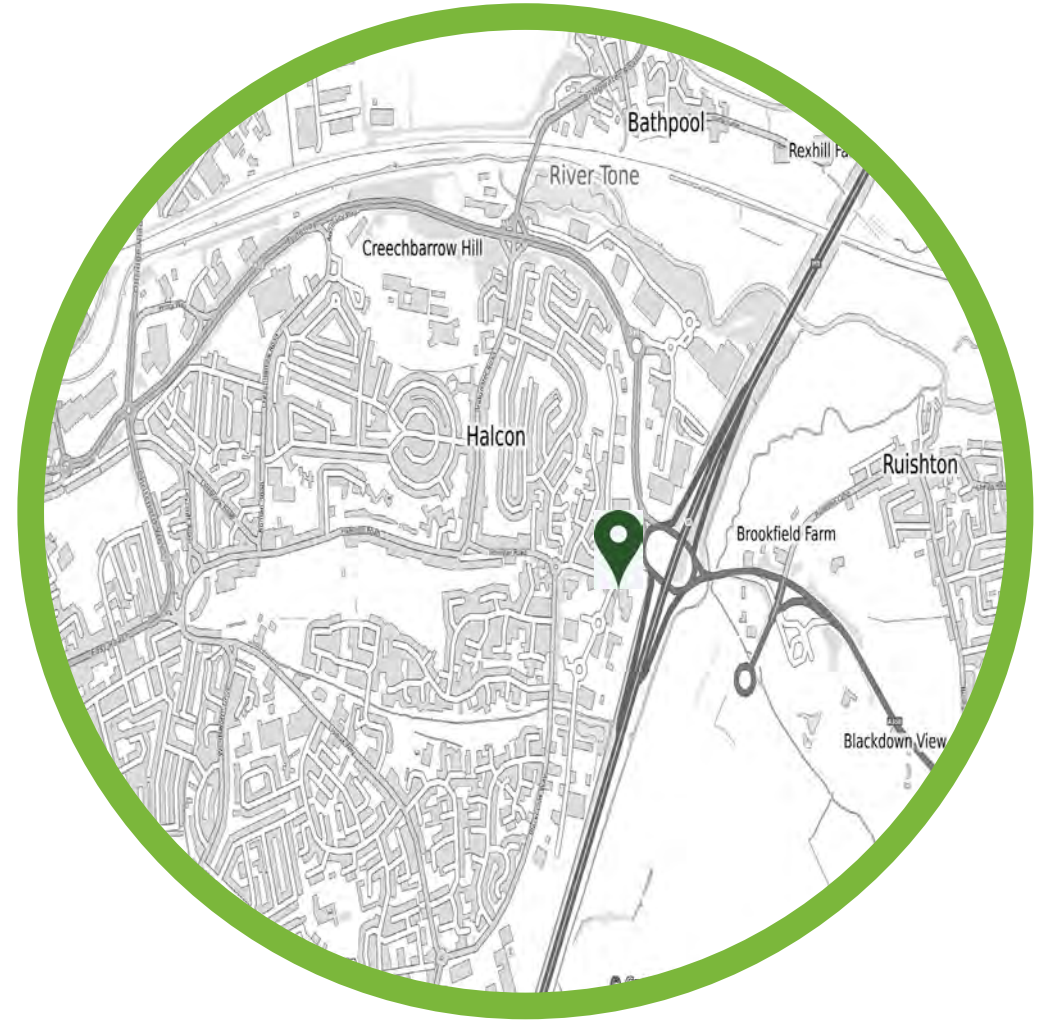
Ground Floor Office Suite with Parking

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. Centred around Junction 25, are 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 and indoor pool, gym, tennis courts, sports hall and Spa & Wellness facilities.



M5



0.4 miles

A303



9.5 miles east

Town Centre



1.5 miles

Bristol



49 miles

Accommodation

Description

A ground floor office in a prominent position next to the entrance to Blackbrook Business Park of J25 of the M5 motorway.

The accommodation has recently been vacated and shall be refurbished prior to a new occupier moving into the accommodation, providing a high-quality air-conditioned office environment.

Nearby occupiers include Clarke Willmott solicitors PFK Francis Clark, NFU Mutual, Somerset NHS Partnership Trust and WPA.

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.

Parking

The accommodation has 25 parking spaces.

Area	Sq ft	Sq m
Ground floor	4,884	453.77

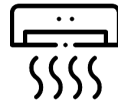
Fully accessible raised floors



Suspended ceilings



Air Conditioning



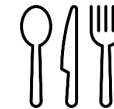
Onsite parking



Recessed LED Lighting



Kitchenette



WC facilities



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 Council. www.somerset.gov.uk

Business Rates

The Valuation Office websites states that from April 2026 the property has a rateable value of £58,500.

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

A new EPC will be commissioned after the refurbishment works have been completed, with a target to achieving an EPC of B or above.

Code for Leasing

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

Lease/Tenure/Terms

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

Rent

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.

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 establish the VAT implications before entering into any agreement.

AML

A successful tenant 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:



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AK Ref: AM/101509 **Date:** 01/2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



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MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

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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

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