



**TO LET**

# Monmouth House

Blackbrook Park Avenue, Taunton, TA1 2PG

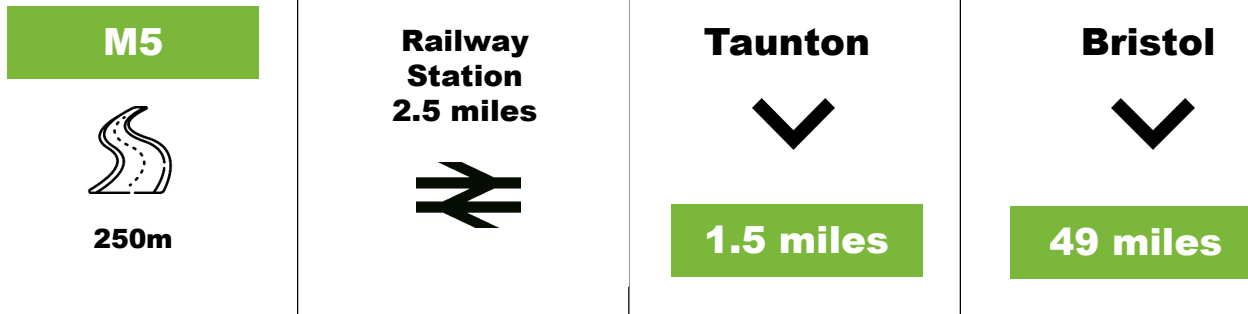
Self Contained First Floor Offices – 2,696 sq ft



# 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.



# Accommodation

### Description

The accommodation has recently been refurbished and redecorated throughout, with an orthodontic practice now situated on the ground floor.

Externally, the building includes landscaped areas plus a bicycle store.

### Services

We are advised that all main 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	2,696	250.50

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 accommodation has a rateable value of £31,250. Interested parties should make their own enquiries to Somerset West & Taunton Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71 This is how energy efficient the building is.

## Lease Terms

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

## Rent

The property is offered to let for £42,000 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.

## Code for Leasing

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

## 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:



**Alder King Property Consultants**

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Taunton  
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**AK Ref:** AM/89943

**Date:** May 2022

**Subject to Contract**



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## Important Notice

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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.



