

alder king

PROPERTY CONSULTANTS

TO LET

Broomhay House

Blackbrook Business Park, Taunton, TA1 2PX

First Floor Office Suite with Parking
3,079 sq ft net approx

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

The accommodation is currently undergoing refurbishment and when complete it will include the following features:

- Open plan layout.
- Raised access floors with 3 compartment floor boxes.
- Suspended ceilings with energy saving lighting.
- Fitted kitchenette.
- VRV hybrid air conditioning system.
- WC facilities on each floor.
- Landscaped grounds.

Parking

The accommodation includes 15 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 purchaser must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
First Floor	3,079	286.05

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

Broomhay House is currently rated as a whole property and will be split on a floor by floor basis once the refurbishment works have been completed.

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

An EPC will be commissioned on completion of the refurbishment works (currently targeted as B) and will be available for inspection.

Code for Leasing

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

Rent

Quoting rent of £49,750 plus VAT.

Terms

The first floor suite is offered on a new full repairing (via service charge) and insuring lease with other terms by negotiation.

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:



Alder King Property Consultants

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AK Ref: AM

Date: November 2023

Subject to Contract



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Important Notice

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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.

