



BLACKBROOK

BUSINESS PARK

Build to Suit • Up to 35,000 sq ft • On a site of 1.90 Acres

Taunton • Somerset • TA1 2PX



Why Taunton?

A thriving business hub with strong networks, diverse businesses, and excellent venues for conferencing and meetings.

Serving a catchment of 350,000 people across Somerset and beyond.



Why Blackbrook?

A truly bespoke environment, surrounded by exceptional opportunities for modern research and development or innovative corporate spaces



Why The final plot?

The last 1.9-acre plot on this popular business park offers flexible building options from 4,000 to 35,000 sq ft.

Possibilities for offices, healthcare and medical, research and development, training and education, subject to planning consent.



Why Flexible?

Our build-to-suit opportunities offer up to 35,000 sq ft of customisable space, tailored to your specific needs (subject to planning).

THE OPPORTUNITY

The last remaining **1.90 acres** of prime land for freehold or leasehold 'built to suit' development, available on the popular and sustainable **Blackbrook Business Park**.

This is the place to realise your perfect working environment.

This **unparalleled opportunity** could become a health, medical, office modern research and development centre, or a free-thinking corporate space.

Blackbrook Business Park is here to offer you a **truly bespoke option**, surrounded by the South West's very best.'

The last remaining plot of **1.90 acres on this popular business park** can deliver a range of buildings from **4,000 to 35,000 sq ft** providing bespoke accommodation The potential uses on the site includes **offices, healthcare and medical, research and development, training and education** to mention a few.

Taunton sits in the heart of the South West region, with a population that is growing at a faster rate than the UK average. It is served by two leading Medical Schools in Bristol, Exeter/Plymouth and Taunton and is widely recognised for its clinical research programmes, yet it is also know to be challenged with its service provision and demands from its community.

TAUNTON



BLACKBROOK
BUSINESS PARK

Prime South West location with
direct M5 motorway access.

M5
J25

THE LOCATION

Taunton has a thriving business community, with dynamic, supportive business organisations and networks as well as a wide range of places to meet for conferences and business meetings. Taunton serves a large catchment of approximately 350,000 people, extending into much of Somerset and parts of Devon. The town is home to a diverse selection of businesses, from micro businesses to global corporations.



Taunton
Bus & Train Stations

Bristol
London & the North

ODEON



SpaMedica



Blackbrook
Way



FINAL
PLOT

Yeovil
A303 & A3058
Park & Ride

Exeter
and the South West

BLACKBROOK
BUSINESS PARK



A PLACE TO THRIVE

Many sectors choose to base themselves in Taunton, including hi-tech, scientific and advanced industries, professional services and healthcare, with major employers including the UK Hydrographic Office, Claims Consortium Group, local government and Musgrove Park Hospital.

The creation of a new nuclear power plant at Hinkley Point C is an £18bn investment in the Somerset economy. With the development of a new £4bn Gigafactory focused on designing, developing and manufacturing sustainable batteries to support the UK's electric vehicle and energy storage sectors by Agratas (JLR) in Bridgwater is expected to be a key component in the UK's green energy transition. Production is scheduled to start from the new facility in 2026. This is all part of Somerset's strive towards a carbon neutral economy, where focus is not just on "green" sectors but an economy where all sectors are low in carbon emissions and compliant with a carbon neutral future.

Blackbrook is home to a number of businesses including professional services, healthcare & medical and hospitality. There are a range of facilities on the park with the adjacent Hankridge Retail Park also including a number of retail outlets and Sainsbury's superstore with further leisure facilities including an Odeon cinema and bowling alley. The Blackbrook Pavilion Leisure Complex, situated immediately south of the Park comprises a range of sporting facilities including a gym.

On site amenities include Kiddi Caru Day Nursery, Holiday Inn Express, Harvester Inn, with a BP Petrol Station, Londis and Subway at the entrance to the business park. A short walk away are Hankridge Retail Park including Sainsburys, Costa and Starbucks and Lisieux Way Local Centre (including Tesco).

CONNECTIVITY

A thriving business hub with strong connectivity networks, diverse businesses, and excellent venues for conferencing and meetings across Somerset and beyond.



Road

Blackbrook Business Park is strategically positioned near Junction 25 of the M5 motorway and the A303, providing fast access to key routes across the Southwest and to larger cities like Bristol, Exeter, and Birmingham. Ideal for regular transport or logistics support.



Railway

Taunton railway station, which is about a 10-minute drive away, provides direct train services to major cities like London (via Paddington), Bristol, and Exeter.

The business park is well-served by local bus routes connecting it to Taunton town centre, making commuting easier for employees.



Airports

30 miles from Exeter Airport
35 miles from Bristol Airport
125 miles from London Heathrow

For national and international connectivity, Blackbrook Business Park has easy access to Bristol, Exeter and London Airports offering various domestic, European and worldwide flights.

City Links

- Exeter - 33 miles
- Bristol - 47 miles
- Bath - 60 miles
- Bournemouth - 78 miles
- London - 150 miles

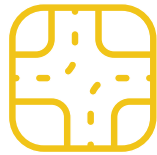


- 15 minutes drive time
- 30 minute drive time
- 60 minutes drive time

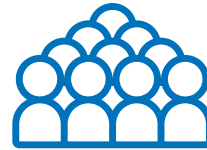
KEY FACTS



Excellent road access
to Junction 25 of the
M5 motorway



20 Million Vehicle
Movements passing
the site every year



350,000
catchment



Flexible built to suit
opportunities from
4,000 to 35,000 ft²

80,000+
population

within 15 minute
drivetime.
(2020)

1.3
MILLION+
population

within 60 minute
drivetime, growing
to over 1.4 million
by 2030 (2020)

POTENTIAL USES

- + Healthcare & medical
- + Office
- + Research & development
- + Data centre
- + Leisure & hospitality
- + Advanced manufacturing
- + Roadside
- + Training and education
- + Hotel & conference venue

TRACK RECORD

Summerfield have a track record of delivering BREEAM, high scoring EPC, sustainable and environmentally conscious buildings over the past 30 years. Accolades include 8 BREEAM certificates (3 Excellent, 5 Very Good) and the highest performing CAT A office building developed in the South West at the time, scoring an EPC A+ (minus 14 score), showing as net zero CO2 in operation. They have delivered the Somerset Scientific laboratories and offices in Wellington and worked up designs for a Diagnostic Centre on Blackbrook Business Park in conjunction with an operator.

Summerfield are acutely aware of the requirement from both occupiers and investors for highly sustainable and high ESG performing buildings. Projects like the delivery of Oxygen House and Emperor House in Exeter, along with having secured planning consent of VIEWPOINT in Exeter show a track record of delivering on this.





Emperor House, Exeter Business Park, Exeter for LV
Developed by Summerfield Commercial

Please contact the agents.



Andrew Maynard

amaynard@alderking.com
07831 154080



Jake Lipschitz

jake.lipschitz@cushwake.com
07393 267713

David Kerr

David.Kerr@cushwake.com
07889 651480

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



Sat Nav TA1 2PX



/// tributes.lunch.zest



SUMMERFIELD
COMMERCIAL

Since 1823, Summerfield has been delivering high quality commercial and residential properties. Operating across Somerset and the South West, the company's extensive commercial property experience includes office, industrial, retail and leisure buildings.