



TA1 2PX



# BLACKBROOK

## BUSINESS PARK

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TAUNTON

ACCESSIBILITY | FLEXIBILITY | SUSTAINABILITY

Realise your perfect working space

FINAL PHASE

PAGE TURN



## OPPORTUNITY

The last remaining plot of 1.7 acres of prime freehold or leasehold space within our popular, sustainable Blackbrook Business Park has become available. This is the place to realise your perfect working environment.

This unparalleled opportunity could become a 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.

## POTENTIAL USES

- HEALTHCARE & MEDICAL
- OFFICE
- RESEARCH & DEVELOPMENT
- DATA CENTRE
- LEISURE & HOSPITALITY
- ADVANCED MANUFACTURING
- ROADSIDE
- TRAINING & EDUCATION
- HOTEL & CONFERENCE VENUE



\*Indicative image



## LOCATION

Taunton is one of the best connected places in the South West for business, living and skills. It is located at the heart of the region, with excellent transport connections. It benefits from excellent road and rail links to the South East and the Midlands, as well as international links for importers and exporters via Exeter and Bristol airports.

Bristol and Exeter are only a short 40 minute drive away, whilst London can be reached in under 2 1/2 hours by road or just 100 minutes by rail.

Taunton is an attractive place to live, work and visit due to its pleasant setting, its market town scale, culture and lifestyle, good schools and colleges, ease of access, and employment opportunities in modern, mainly service based industries. Taunton offers an enviable lifestyle, where culture, art and community are surrounded by natural landscapes and open, public spaces.

The town is well-suited for walking and cycling – much of the town is relatively flat and most destinations are within walking or cycling distances of people's homes. The network of green and blue infrastructure - the town's attractive open spaces - along with the river and canal, make many journeys attractive and pleasant.





## A PLACE TO THRIVE

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. 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.

Taunton is striving towards a carbon neutral economy. This is not just an economy focusing on growth within so called “green” sectors, but an economy where all sectors are low in carbon emissions and compliant with a carbon neutral future.

The park features a range of facilities whilst the adjacent Hankridge Retail Park includes 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.



UK Hydrographic Offices



Town centre retail scene



Taunton Railway Station



The River Tone

# KEY FACTS



Excellent road access to **Junctions 25** of the **M5 motorway**

**80,000+**  
population (2020)  
within 15 minute  
drivetime.

Population   
of **17,567** over  
65 yo (22%) WITHIN 15 MINUTE  
DRIVETIME



## POTENTIAL USES

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



## FLEXIBILITY

Flexible built to suit  
opportunities from  
5,000 to 35,000ft<sup>2</sup>

**1.3**  
**MILLION+**  
population (2020)  
within 60 minute  
drivetime, growing  
to **over 1.4 million**  
by 2030

**74%**  
of Population

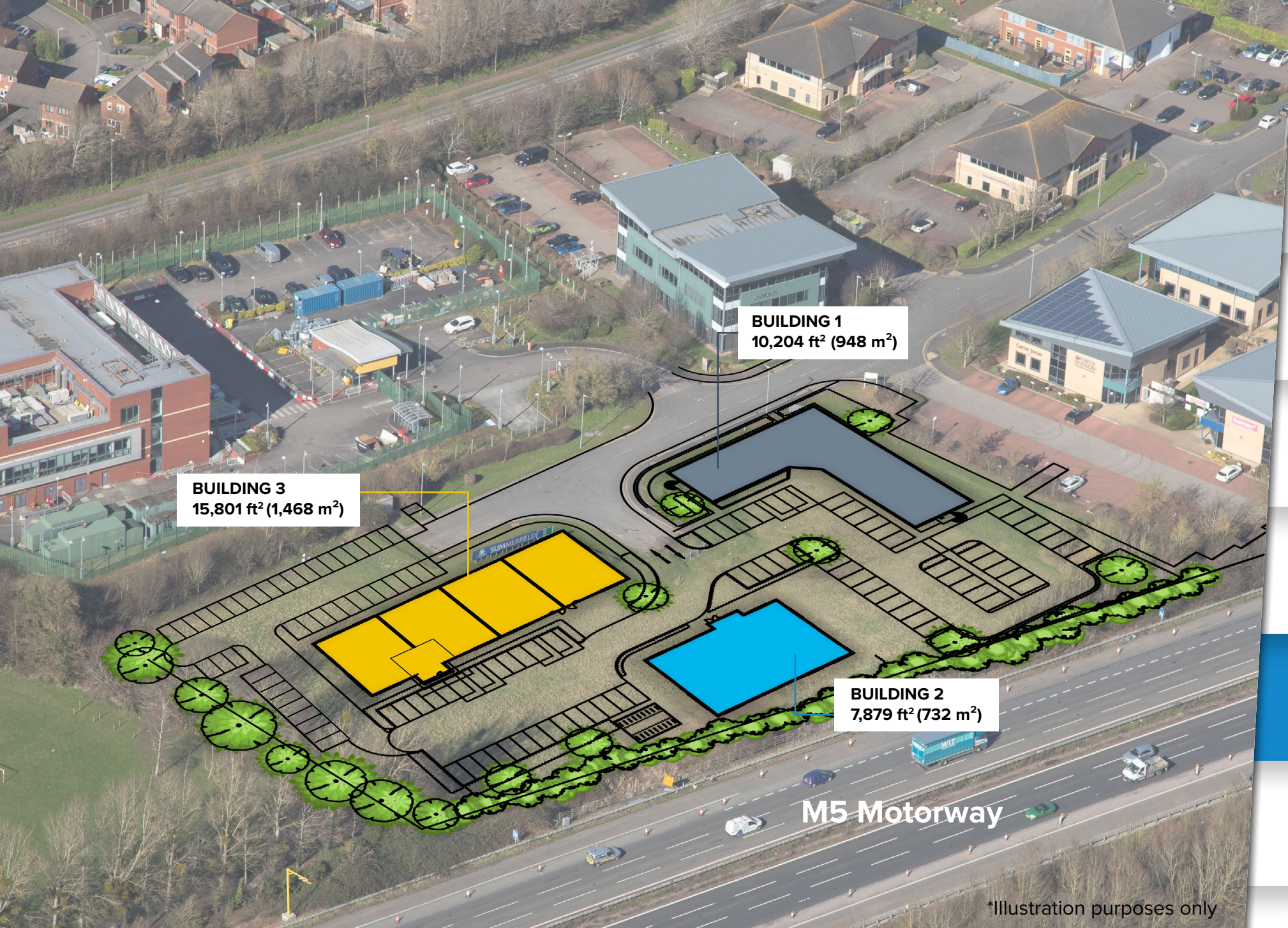
within 15 minute drivetime  
ARE economically active.



Rutherford Diagnostics selected the location of Blackbrook as it has excellent connectivity to Taunton and the wider Somerset and South West region. The profile and prominence of being close to Junction 25, M5 and visible by 16M vehicle movements a year along the M5 was an added bonus.

**MIKE MORAN MBE**  
Chief Executive Officer, Rutherford Diagnostics





\*Illustration purposes only

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**Taunton**  
Bus & Train Stations



**Sat Nav Postcode** TA1 2PX

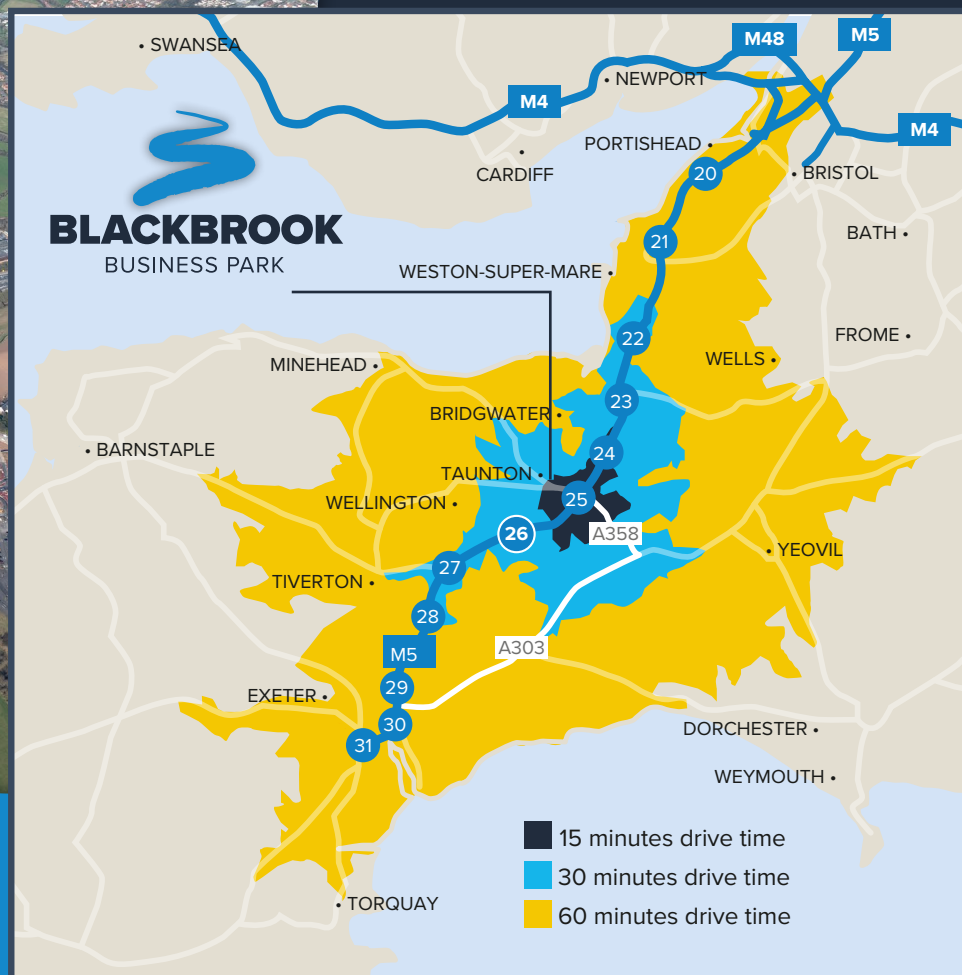
**Bristol**  
London & the North

**Yeovil**  
A303 & A3058  
Park & Ride

**Exeter**  
and the South West

**M5**

**J25**



Please contact the agents.

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**SUMMERFIELD**



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.

**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

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