

Fully
Refurbished



TO LET

Aintree House

Blackbrook Park Avenue, Taunton, TA1 2PX

Self Contained First Floor Offices – 1,486 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 and comprises over 300,000 sq ft of office accommodation and is Taunton's most prominent and prestigious office park

The park also includes a Kiddi Caru children's nursery, Harvester Restaurant and Holiday Inn Express. Close to the entrance of Blackbrook, centered 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 business park providing a wide range of facilities including an indoor swimming pool, gym, indoor and outdoor tennis, sports hall, football pitches and squash courts.

M5



250m

Railway
Station
2.5 miles



Taunton



1.5 miles

Bristol



49 miles



Accommodation

Description

The accommodation has been refurbished to a high standard and provides a self contained first floor office suite with open plan offices and a kitchenette. The accommodation has VAM HRV air conditioning providing heating and cooling throughout. The system includes heat recovery with incoming fresh air (no cross contamination with extracted air). The refurbishment works included redecoration throughout, a new kitchenette area, new suspended ceiling and LED lighting.

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	1,486	138.05

Fully accessible raised floors



Suspended ceilings



VAM HRV Air Conditioning



Onsite parking



LED lighting



Kitchenette



WC facilities



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 - Tel: 0300 123 2224 or www.somerset.gov.uk.

Business Rates

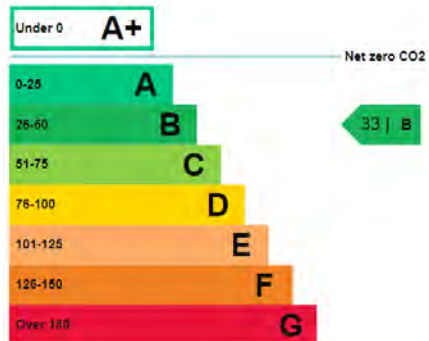
The property has a ratable value of £17,000.

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

Service Charge

A service charge is levied in respect of the maintenance and management of the common parts and services at the property. Further details are available upon request.

Energy Performance Certificate



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 £23,795 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.

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/97568
Date: Sept 2023
Subject to Contract



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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.