



To Let

£17,000 pax

Ground Floor New Agriculture House, Blackbrook
Park Avenue, Taunton, Somerset TA1 2FU

1,313 Sq Ft
(122 Sq M)

Summary

- Ground floor office suite in a prominent building on Blackbrook Business Park
- Approx. 1,313 sq ft (122 sq m)
- Allocated parking onsite
- Other occupiers at the business park include NFU Mutual, PKF Francis Clark, Towergate Insurance, Clarke Willmott Solicitors and NHS South West.
- Open plan configuration
- Excellent transport links onto the M5
- Immediately available

Location:

Blackbrook Business Park in Taunton is a prominent and prestigious office park located near Junction 25 of the M5 motorway, about 2 miles from the town centre. It offers over 300,000 sq ft of office accommodation and is home to a variety of corporate and local businesses including NFU Mutual, NHS, Clare Willmott and PKF Francis Clark.

The park features a high-quality landscaped environment and provides facilities such as a children's day nursery, Harvester restaurant, Holiday Inn Express, and a leisure complex.

Description:

The property comprises a modern ground floor open plan office suite within a prominent office building on Blackbrook Business Park. The premises benefit from raised floor boxes, air conditioning (with climate control), Cat 2 lighting, double glazed windows and intercom security system. There is also ample parking onsite in the private car NFU car park adjacent to the property.

The suite is currently configured as open plan with x2 boardroom offices and shared w/c facilities also on the ground floor.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Ground floor office	122	1,313

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

An EPC has been applied for and will be shortly available from the marketing agents.

Planning:

The amended use classes would mean this property could be used for E (office) class uses.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £19,500. Therefore making the approximate Rates Payable £9,730.50 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available on a leasehold basis on terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

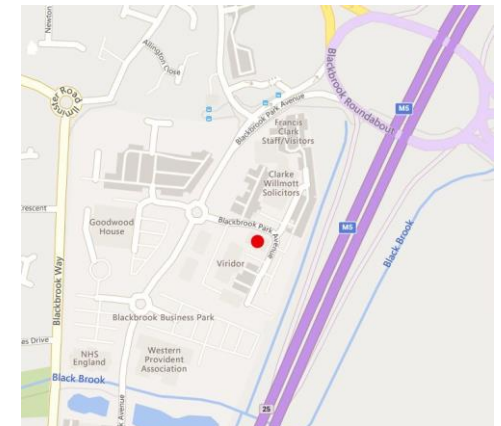
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Zach Maiden

Tel: 07770 442592

Email: zmaiden@vickeryholman.com

Main Office

Tel: 01392 203010

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP

