

### 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.

# Vickery Holman

rts the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. remises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general to ed purchasers or lessoes, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and accuracy of ther property intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) Nor. Holman has any authority to make or eive any representation of warranty in relation to this property.

Planning:

2023/24.

Terms:

to be agreed.

Legal fees:

VAT:

relation to this transaction.

Premises, 1st Edition.

contact the sole agents.

**Business rates:** 

The amended use classes would mean this property

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

Contact our team of business rates experts if you have

The property is available on a leasehold basis on terms

Each party to be responsible for their own legal fees in

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

For further information or to arrange a viewing please

Further information and viewings:

a guery about the rateable value of this property.

could be used for E (office) class uses.

## 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









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