

# TAUNTON

PRIME HIGH QUALITY  
OFFICES

# TO LET

3,040 FT<sup>2</sup> / 282 M<sup>2</sup>  
WITH CAR PARKING



**FIRST FLOOR  
BROUGHTON HOUSE  
BLACKBROOK PARK AVENUE TAUNTON TA1 2PP**

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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# 01823 353033

## LOCATION

Blackbrook is located in a highly accessible position adjoining Junction 25 of the M5 motorway at Taunton. The A358 dual carriageway links to Taunton Town Centre approximately 2 miles to the west. Nearby occupiers include Clarke Willmott Solicitors, RBS, Viridor, Ashfords and WPA. Blackbrook is also served by the Holiday Inn Express and Kiddi Carew Nursery and is also next to the Deane Gate Hotel (Holiday Inn). The location of the property is shown on the attached plan.

Taunton is an expanding sub-regional centre and enjoys good communication links by road from junction 25 or 26 of the M5 motorway, and by rail with a 100 minute express service to London Paddington.

## DESCRIPTION

Broughton House is a two storey office unit with brick elevations and tiled roof in a fully landscaped, high quality office park environment. The office has the following features:

- Carpets to office areas
- Suspended ceiling with Category 2 Lighting
- Lift access to first floor
- VRV Air conditioning
- Data cabling throughout
- 14 car parking spaces
- Ground floor common reception area
- Open plan layout with potential to retain existing partitions
- Full access raised floor with 150 mm void
- Double glazing with colour coated aluminium frames

## FLOOR AREAS

<b>Total First Floor Net Internal Area</b>	<b>3,040 ft<sup>2</sup></b>	<b>282.34 m<sup>2</sup></b>
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## LEASE TERMS & RENT

A new lease of the first floor of the property is available for a term of a minimum of 5 years, drawn on equivalent full repairing and insuring terms by way of a service charge. Further details are available on request.

**RENT: 46,000 P.A.** exclusive of VAT. A service/estate charge is made for maintenance of common areas.

The first floor could be divided into two sections and leasehold terms for part are available on application.

## RATES & ENERGY PERFORMANCE

The rateable value of the property is to be re-assessed.

For details of rates payable please contact Taunton Deane Council on 01823 356356.

Energy Performance Certificate: Applied for.

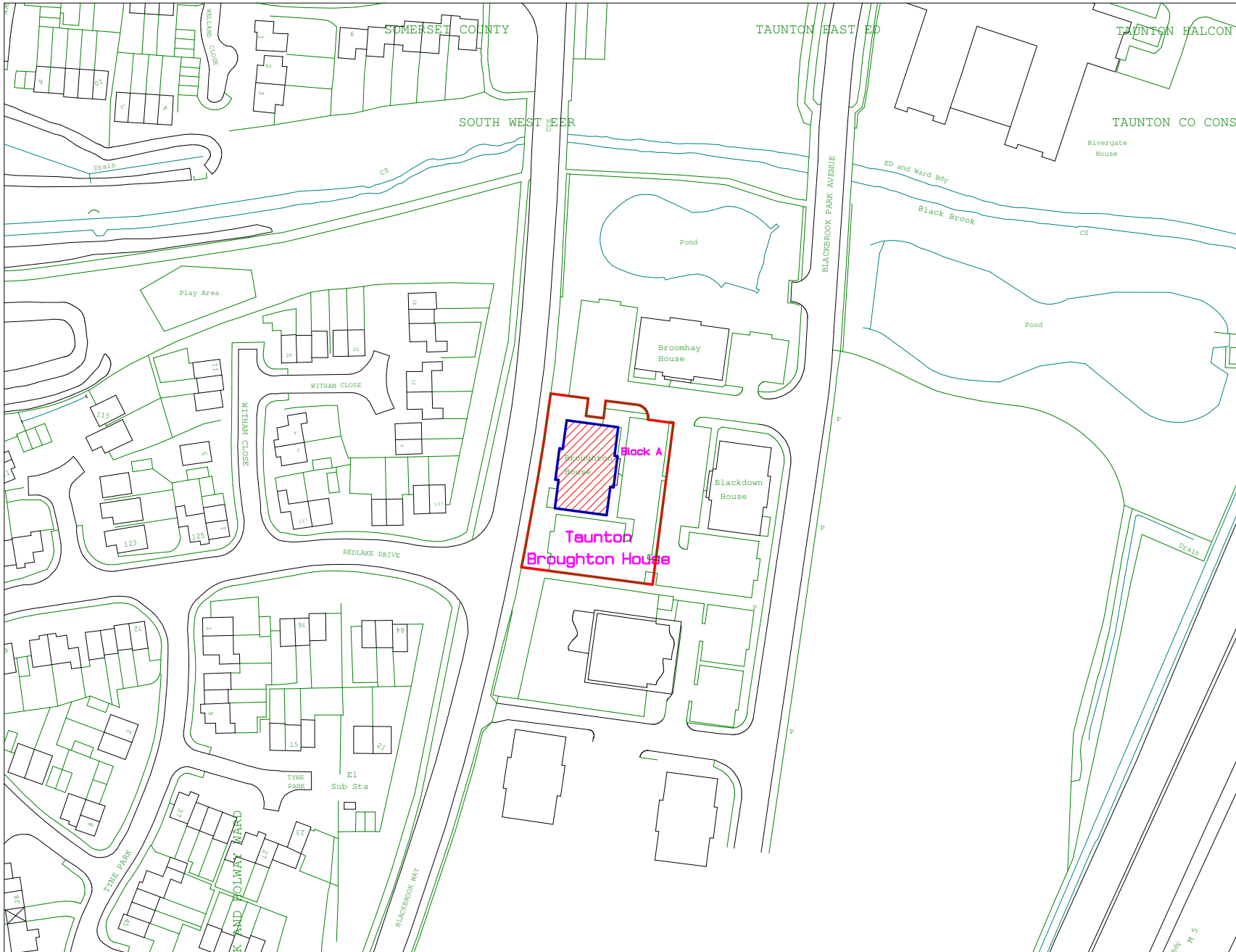
## LEGAL COSTS

Each party is to pay their own legal costs incurred in the transaction.

## FURTHER INFORMATION AND VIEWING

Please contact: Nigel Hatfield at Hatfield White on 01823 353033 - [nhatfield@hatfieldwhite.co.uk](mailto:nhatfield@hatfieldwhite.co.uk)

16 November 2016



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**Notes**  
 This plan has been produced using the Plan Property Management System.



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No.	Amendment	Date

**Job Title**  
 Taunton Broughton House

**Drawing Title**  
 ESTABLISHMENT LAYOUT PLAN

**Drawing Number**  
 PR126 8

Scale 1:1500	Date Drawn 	Drawn By 
Checked by 	Date Checked 	

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100m  
 50m  
 30m