

TAUNTON

PRIME HIGH QUALITY
OFFICES

TO LET

3,045 FT² / 282 M²
WITH CAR PARKING



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

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

HATFIELD WHITE LTD, for themselves and the vendors or lessors of this property for whom they act as agents, give notice that: (i) these particulars do not constitute part of, an offer or contract, (ii) the accuracy of any description, dimensions, references to condition, necessary permission for use/occupation and any other details contained herein is not guaranteed and is for general guidance only. Prospective purchasers or tenants must not rely upon them as statements or representations of fact, and must satisfy themselves as to their accuracy, (iii) any reference to mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state of condition, or that it is capable of fulfilling its intended function, or that it is Year 2000 compliant, (iv) neither Hatfield White Limited nor any of its employees or representatives has any authority to make or give any representation or warranty in relation to the property, (v) any price or rent quoted in these particulars is exclusive of VAT which may be payable in addition.

www.hatfieldwhite.co.uk

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 105 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. Following refurbishment, the office has the following features:

- Carpets to office areas
- Suspended ceiling with LED Lighting
- Lift access to first floor
- New air conditioning with floor-by-floor control
- Kitchen point
- 14 car parking spaces
- Ground floor common reception area
- Open plan layout
- Full access raised floor with 300 mm void
- Double glazing
- M&F WCs plus DWC.

FLOOR AREAS

**Total Ground Floor
Net Internal Area**

3,045 ft²

282.80 m²

LEASE TERMS & RENT

A new lease of the ground 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: £47,200 P.A. exclusive of VAT.

service/estate charge is made for maintenance of common areas.

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

RATES & ENERGY PERFORMANCE

Rateable Value: £39,250 Offices & premises.

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

Energy Performance Certificate: Applied for.

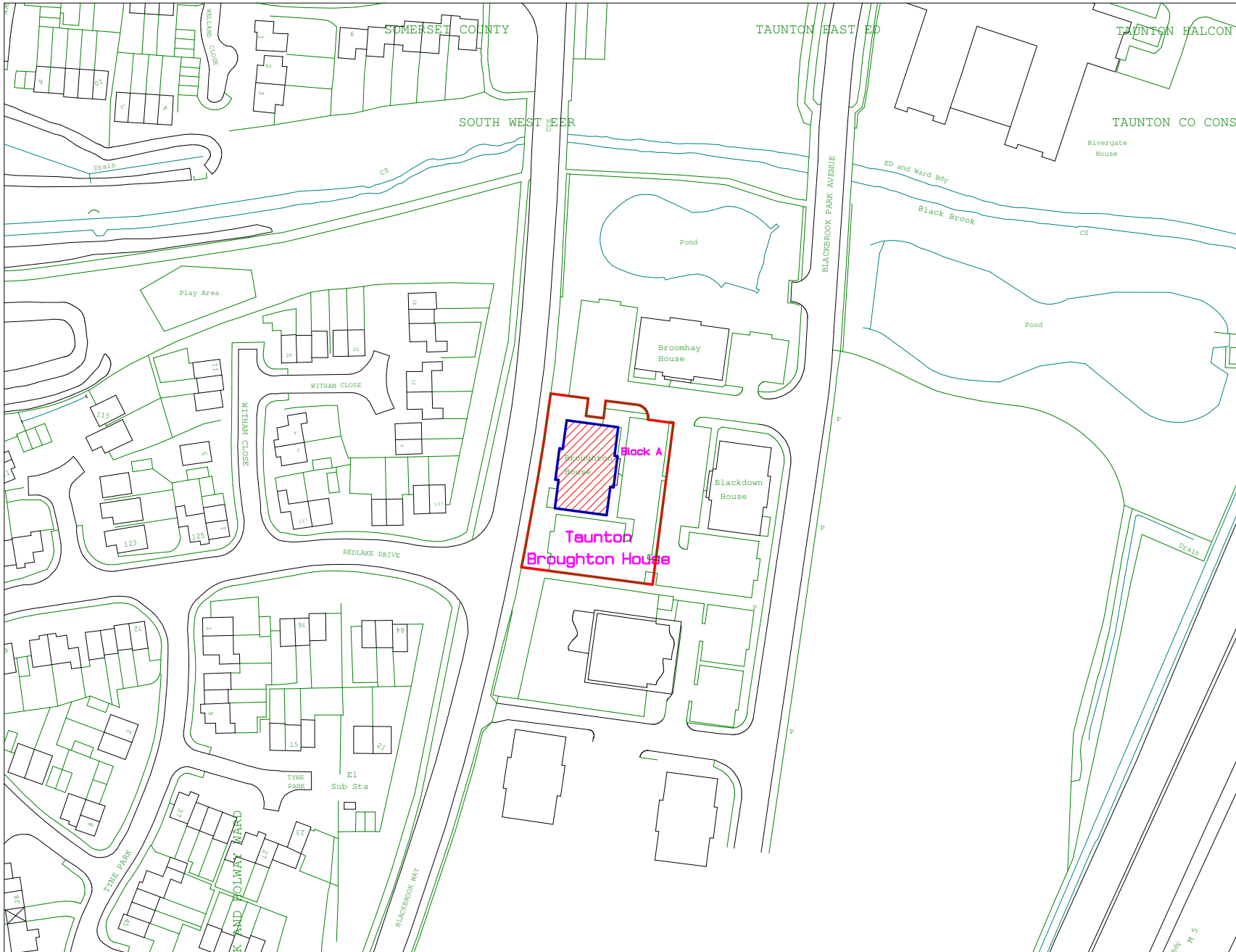
LEGAL COSTS

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

2 October 2018



Reproduced from Ordnance Survey Data. Crown Copyright Reserved. Licence No. LA 07683

This drawing is derived from a 1:1250 or 1:2500 O.S. Map
 THIS DRAWING IS DIAGRAMMATIC AND APPROXIMATELY TO SCALE DUE CARE MUST BE TAKEN WHEN SCALING OFF DIMENSIONS

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



Date printed 05/02/2008

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 	

SOMERSET COUNTY COUNCIL
 County Hall,
 TAUNTON,
 Somerset
 TA1 4DY
 tel 01823-355359

100m
 50m
 30m