

# TAUNTON

PRIME HIGH QUALITY  
OFFICES

# TO LET

1,440 FT<sup>2</sup> / 134 M<sup>2</sup>

WITH CAR PARKING



**GROUND FLOOR SUITE B  
QUAD 4000**

**BLACKBROOK PARK AVENUE TAUNTON TA1 2PX**

**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 Porter Dodson Solicitors, Handelsbanken, PBA Stantec, Ashfords and WPA. Blackbrook is also served by the Holiday Inn Express, Kiddi Carew Nursery and 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

Quad 4000 is a two storey office in a development of four buildings easily visible from the M5 Motorway, set in a fully landscaped, high quality office park environment. The office has the following features:

- New carpets to office areas
- Suspended ceiling with recessed Lighting
- VRV air conditioning with local control
- Kitchen point
- 6 car parking spaces allocated at 1:240 ft<sup>2</sup>
- Fully redecorated
- Ground floor common lobby area
- Open plan layout
- Full access raised floor with 150 mm void
- Double glazing
- M&F WCs plus DWC with lift access to first floor

## FLOOR AREAS

**Suite B - Net Internal Floor Area**

**1,440 ft<sup>2</sup>**

**134 m<sup>2</sup>**

## LEASE TERMS & RENT

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

**RENT: £23,000 P.A.** exclusive of VAT.

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

## RATES & ENERGY PERFORMANCE

Rateable Value: £18,750 Offices & premises.

For details of rates payable please contact Somerset West and Taunton Council on 01823 356356.

Energy Performance Certificate: Band C.

## 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)

25 September 2019



Property Address:  
Scale:  
Date:  
Ref:

**SUITE B QUAD 4000 BLACKBROOK PARK AVENUE TAUNTON TA1 2PX**  
**NOT TO SCALE**  
**09/19**  
**NAH**



## LOCATION PLAN

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