

alder king

PROPERTY CONSULTANTS

TO LET / FOR SALE

Courtenay House Blackbrook Park Avenue , Taunton, Somerset, TA1 2PX

6,186 sq ft (575 sq m)

Also available to let on a floor by floor basis

Location

Location

Taunton is strategically located in the heart of Somerset midway between Bristol and Exeter and at the interchange of the M5 and A303, with a 30 minute drive time population of some 300,000. Blackbrook is an office park situated directly off junction 25 of the M5 motorway.

The park also includes a Kiddi Caru children's nursery, Harvester Restaurant and Holiday Inn Express. Close to the entrance of Blackbrook, centred around Junction 25, is a Travelodge hotel and the Hankridge Retail Park, which includes a Sainsbury's superstore. Blackbrook Pavilion leisure complex is located to the south of the park providing a wide range of sports facilities including gym, indoor and outdoor tennis, sports hall, football pitches and squash courts.



M5



0.4 miles

A303



9.5 miles east

Town Centre



1.5 miles

Bristol



49 miles

Description | Accommodation

Description

The accommodation includes the following features:

- Open plan layout.
- Raised access floors with 3 compartment floor boxes.
- Suspended ceilings with energy saving lighting.
- Showering facilities.
- Fitted kitchen.
- VRV hybrid air conditioning system.
- 8 person passenger lift.
- WC facilities on each floor.
- Landscaped grounds plus a bicycle store.

Parking

The accommodation includes 30 parking spaces.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor	3,096	287.63
First Floor	3,090	287.06
TOTAL	6,186	574.69

Open plan layout



Fully accessible raised floors



Air conditioning
Comfort cooling



Onsite parking



Suspended ceilings



Kitchenette



LED lighting



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for the current use of offices but any occupier should make their own enquiries to the Planning Department of Somerset Council. www.somerset.gov.uk.

Business Rates

The property is current has two assessments as follows:

Ground floor and part first floor	£59,500
Part first floor	£44,500

Interested parties should make their own enquiries to Somerset Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Tenure

The building is available on a freehold or leasehold basis. Please see below for pricing and leasehold terms and quoting rents.

Price

Asking price for the freehold with vacant possession of £1,150,000 plus VAT.

Terms

The building, or individual floors, are offered on a new full repairing (via service charge in the case of individual floor lettings) and insuring lease with other terms by negotiation.

Rent

The property has a quoting rent based on £16 per sq ft plus VAT.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Legal Cost

Each party will be responsible for their own legal costs incurred in the transaction.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Suite 327, Bridge House
7 Bridge Street
Taunton
Somerset TA1 1TG
www.alderking.com

AK Ref: AM/89943
Date: March 2023
Subject to Contract



Andrew Maynard

01823 444879
07831 154080
amaynard@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

