



TO LET

Prominent Trade Counter Unit

Unit 1, Millstream Business Park, Castle Street, Taunton, TA1 4AS

Self Contained Unit – 2,658 sq ft



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 property is located in Castle Street, close to the Third Way Bridge and around a 5 minute walk from the main retailing area of the town centre. There are a number of public car parks in the surrounding area, with nearby occupiers including Halfords Autocentre (adjacent), Hickley Valtone, Tesco and Lidl.

M5



6 miles

**Railway
Station
0.7 miles**



**Taunton
town centre**



0.2 miles

Bristol



49 miles



Accommodation

Description

The accommodation includes a reception/office with separate pedestrian entrance, with a further office, store room and WC to the rear. The main unit provides flexible accommodation with two electrically operated rock shutter doors to the front, 3-phase power supply and a tiled ceiling with surface mounted fluorescent lighting throughout.

The property is accessed via a shared estate road off Castle Street. The property includes 5 allocated parking spaces.

Services

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

Area	Sq ft	Sq m
Ground floor	2,658	246.9

Industrial & Logistics



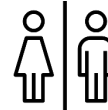
Automotive



Onsite parking



WC facilities



► Planning | Rates | EPC | Terms

Planning

We understand that the accommodation has planning consent for B2 industrial uses but all interested parties should make their own enquiries to the Planning Department of Somerset Council, www.somerset.gov.uk.

Business Rates

The property has a rateable value of £14,500 and may therefore be eligible for small business rate relief.

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

www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is D.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let at a rent of £19,500 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a 3 month rental deposit and personal guarantee, subject to the landlord's discretion.

VAT

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

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

Date: Oct 2023

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

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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.

