

TO LET

Blackdown House

Blackbrook Business Park, Taunton, TA1 2PX

Ground Floor Office Suite with Parking



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, padel courts, indoor and outdoor tennis, sports hall, football pitches and squash courts.

M5



0.4 miles

A303



9.5 miles east

Town Centre

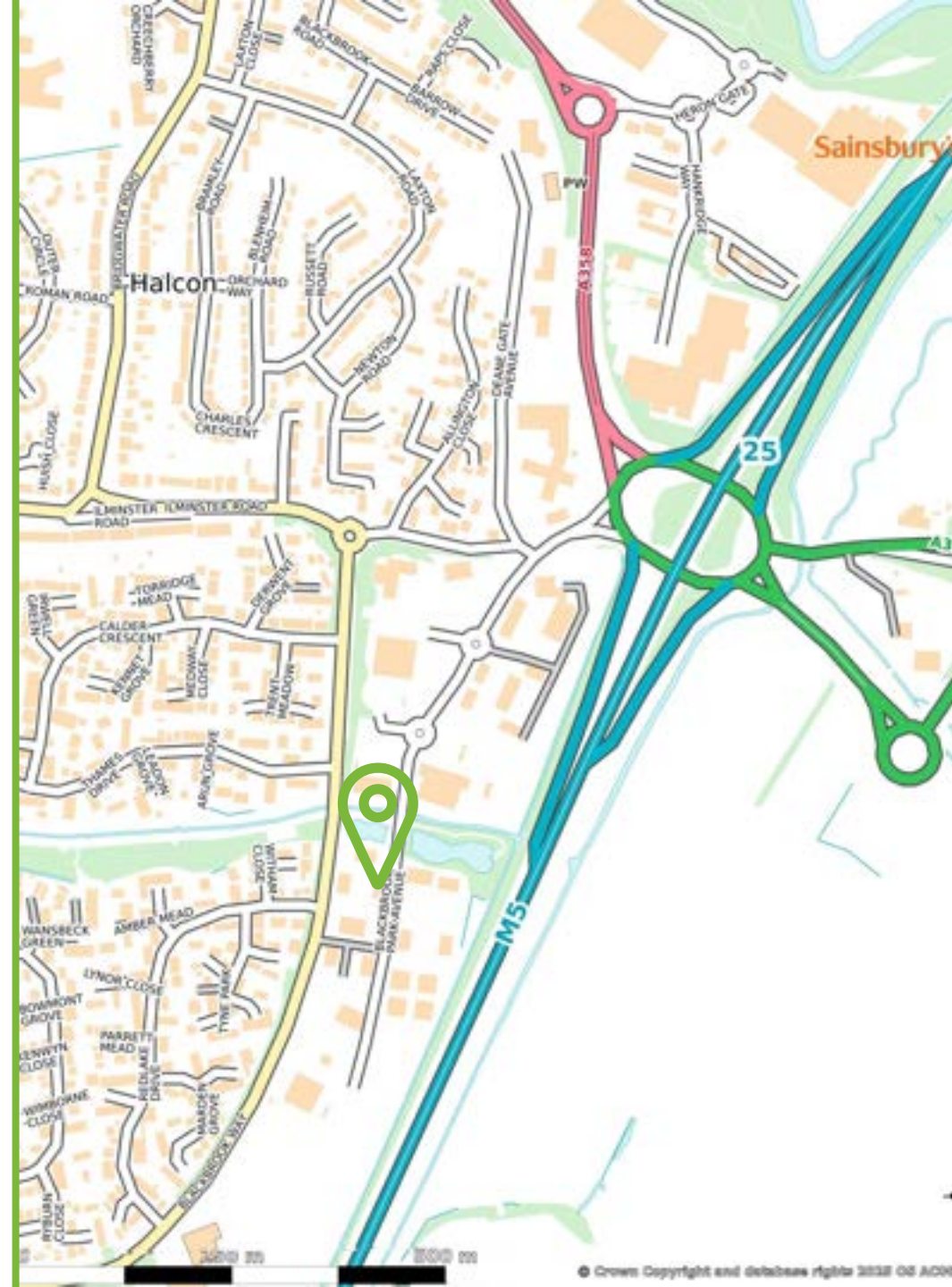


1.5 miles

Bristol



49 miles



Accommodation

Description

A ground floor office suite in Blackbrook Business Park alongside J25 of the M5 motorway.

The accommodation has raised access floors incorporating 3 compartment floor boxes, including power and data points suspended ceilings with LED lighting, double glazed aluminum windows, kitchenette, two meeting rooms and a reception area.

Services

We are advised that main electric, water and drainage 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.

Parking

The accommodation has 5 parking spaces.

Area	Sq ft	Sq m
Ground floor	1,233	115

Fully accessible raised floors



Suspended ceilings



Air Conditioning



Onsite parking



Recessed LED Lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

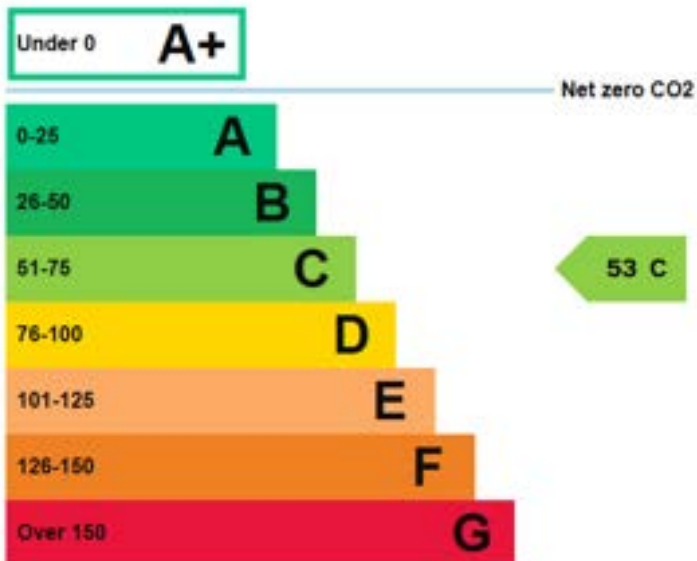
Planning

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

Business Rates

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.

Energy Performance Certificate



Lease

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

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

Rent

The accommodation has an asking rent of £21,000 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 rental deposit 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.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: AM/102241 **Date:** 03/2026 **Subject to Contract**



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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

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PROPERTY CONSULTANTS

