

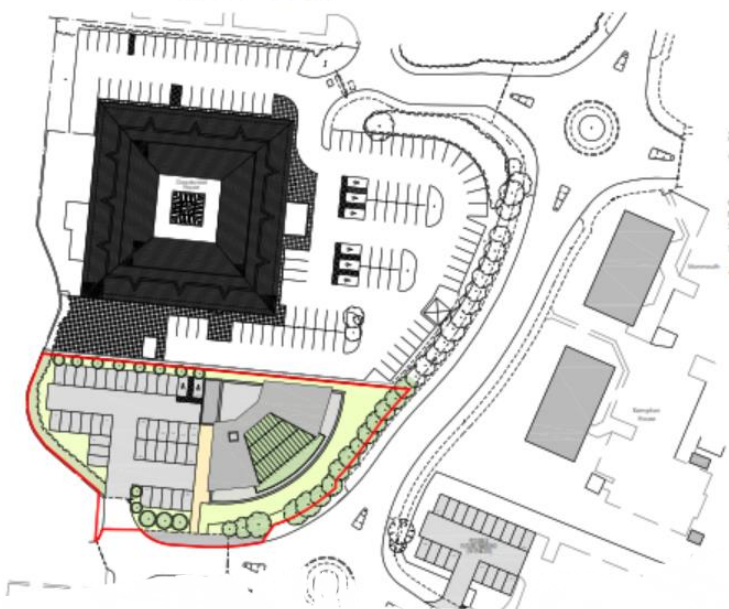
PROPOSED FRONT ELEVATION (South East)
Shown @ 1:200

For Lease

*Site for development subject to planning
Blackbrook Park Avenue, Taunton, TA1 2P*

0.56 acres site

- Up to 14,355 sq ft
- Dedicated car spaces
- Suitable for offices & other roadside uses
- 3 storey development
- Prominent corner site
- Short-term Uses for parking



PROPOSED GROUND FLOOR PLAN
Shown @ 1:200

Schedule of Accommodation

Ground Floor

- Stairwells
- Circulation / Reception
- Access WC
- Male WC
- Female WC
- Kitchen
- Staff Room
- Stores
- Lift
- Main Office Area
(47 Employees @ 8m²)

Total Gross Internal Floor Area: 546m ² / 5873 sqft		Net Internal (NIA)		Lettable Area (NIA)	
37m ²	398 sqft				
49m ²	743 sqft				
5m ²	54 sqft				
11m ²	118 sqft				
9m ²	97 sqft				
6m ²	65 sqft	6m ²	65 sqft		
11m ²	118 sqft	11m ²	118 sqft		
4m ²	43 sqft	4m ²	43 sqft		
8m ²	86 sqft				
378m ²	4068 sqft	378m ²	4068 sqft		
538m²	5790 sqft	399m²	4294 sqft		

Location

Taunton is well located in the heart of Somerset midway between Bristol and Exeter and at the interchange of the M5 and A358 link to the A303. Blackbrook is an Office Park located at Junction 25 and only 2 miles from the Town Centre. It is the location for businesses in Taunton requiring easy access to the Motorway network and is around 30 acres in a high quality landscaped environment and home to WPA, Clark Wilmott, Somerset County Council, RBS, Ashfords, the NHS and others.

On campus there is a Kiddi Caru crèche, Holiday Inn Hotel and Harvester pub and at Hankridge a Sainsburys, B&Q, Odeon Cinema and Hollywood Bowl. The Blackbrook Pavilion Leisure Centre is also within walking distance.

Office Development

The site can accommodate a 3 storey office comprising the following approximate net internal floor areas:

Area	Sq m	Sq ft
Ground Floor	419.92	4,520
First Floor	426.88	4,595
Second Floor	486.81	5,240
Total	1,333.61	14,355

The accommodation will have the following amenities:

- Open plan with reception and meetings
- Kitchen facilities
- Shower facilities
- Male and female WC facilities on each floor
- Raised Floors
- VRV Comfort Cooling
- Suspended ceiling incorporating recessed LED lighting
- Carpet – tiled floors
- 58 dedicated car spaces are located outside.

Tenure & Terms

The building is available to let as a whole or floor by floor on Full Repairing and Insuring Terms.

Alternative uses will be considered subject to planning.

Pending redevelopment the site is secure and is laid out as parking and may be let short – term

Business Rates

The property is to be assessed.

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own costs.

Energy Performance Certificate

A new EPC will be commissioned on completion of the development.

Viewing & further information

Strictly by prior appointment with the marketing agents.





PROPOSED SECOND FLOOR PLAN
Shown @ 1:200

Schedule of Accommodation

Second Floor

- Statwells
- Circulation
- Stores
- Lift
- Conference Rooms
- External Recreation Area

Total Gross Internal Floor Area: 194m² / 2088 sqft

Net Internal (NIA)		Lettable Area (NIA)	
36m ²	387 sqft		
22m ²	237 sqft		
17m ²	183 sqft	17m ²	183 sqft
4m ²	43 sqft		
112m ²	1205 sqft	112m ²	1205 sqft
191m²	2055 sqft	129m²	1388 sqft

Viewing and Further Information

By appointment with:

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