

To Let

Lakeside House
Blackbrook Business Park
Blackbrook Park Avenue
Taunton
TA1 2PX



Location

Lakeside House is located on the established Blackbrook Business Park, a thriving office park located adjacent to Junction 25 of the M5 motorway, and within easy reach of the town centre and mainline rail station, with a fastest journey time to London Paddington of 1 hour 50 minutes. Blackbrook Park is home to a number of well known firms including Clarke Willmott, Porter Dodson, Foot Anstey and Ashfords Solicitors, Somerset Care, WPA, and the Strategic Health Authority. Other amenities include a Kiddi Caru Day Nursery, Harvester Restaurant and a Holiday Inn Express.

Taunton is the county town of Somerset and has excellent communication links via Junction 25 of the M5 motorway which provides access to Bristol (45 miles) and Exeter (35 miles), as well as further afield. Other amenities available close to Blackbrook Park include the Blackbrook Pavilion Leisure Complex within walking distance, and a pub, Sainsbury's Superstore, The Range, Currys PC World, Odeon Cinema and Hollywood Bowl all located at Hankridge Park just across the motorway junction.

Description

The available accommodation comprises the entire first floor of Lakeside House, a modern, purpose built two-storey office building located alongside Blackbrook Park Avenue.

Amenities include:

- Suspended ceilings with inset LG3 lighting
- Full access raised floors
- Air-conditioning
- 8 person passenger lift
- Male, female and disabled WC facilities
- Existing high quality fit-out available by agreement.

Accommodation

The suite provides the following approximate Net Internal Area:

Floor	Sq Ft	Sq M
First Floor	4,595	426.9

Parking

The suite benefits from the use of 23 designated on-site car parking spaces.

Tenure

The suite is held by way of a lease on effectively full repairing terms for a period expiring 20 December 2020.

Rental

Current passing rent £65,750 per annum exclusive.

Terms

The suite is available on flexible terms by way of a lease assignment or sub-lease to 20 December 2020. A longer term lease is available by agreement with the landlord.

Business Rates

Rateable Value: £59,500

Rates Payable (2019/20): £29,988 pa.

EPC

To be confirmed.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

For any further information or to arrange a viewing please contact Paul Williams at the sole agents, Avison Young.

For further information or an appointment please contact:

Paul Williams

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Avison Young

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Subject to Contract

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