



To let

Bonville House, Blackbrook Business Park, Taunton, Somerset TA1 2PF

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Detached office building in prime office park location

12,094 sq.ft (1,123.6 sq.m) over two floors

Private 65-space car park (Excellent ratio of 1:182 sq.ft)

Fibre optic lines installed

To let: Rent on application

strattoncrebercommercial.co.uk

Location

Bonville House is situated at the entrance to Blackbrook Business Park, which is directly adjacent to Junction 25 of the M5 motorway, on the eastern edge of Taunton. Via the M5 it is around 45 miles to Bristol and 35 miles to Exeter

Blackbrook Business Park is around 2 miles from Taunton town centre via the A358 (Toneway), from where there are mainline rail links to London and the Westcountry.

Taunton is the county town of Somerset with a 30-minute drive-time catchment of circa 300,000.

Blackbrook Business Park is home to many professional firms including Porter Dodson, Ashfords, Foot Anstey and Clarke Willmott, as well as a Kiddi Caru children's nursery. There is a Holiday Inn with Harvester restaurant at the entrance to the estate.

Description

Bonville House is a detached and self-contained office building, set on its own site which includes a private car park as well as mature landscaping.

The building is designed to provide open-plan offices on ground and first floors, accessed via a glazed lobby with lift and stairs between the floors. The layout permits the building to be occupied as a whole or in up to three units. See floor plans overleaf.

The offices will be offered following refurbishment, and details of the proposed specification are available on request.

Features of the offices include:

- Suspended ceilings with recessed LG7 lighting;
- Ample power and data cabling via recessed floor boxes;
- VRV air conditioning to all areas, providing both heating and comfort cooling.

Accommodation

Net internal areas:-

Ground floor: 5,949 sq ft (552.7 sq m)

First floor: 6,145 sq ft (570.9 sq m)

Total: 12,094 sq ft (1,123.6 sq m)

Car parking

The building has its own car park offering 65 marked spaces.

Lease Terms

The whole of Bonville House is offered by way of a new lease on full repairing and insuring terms. Rent on application, and other terms by negotiation.

Broadband connectivity

A report on the broadband options available at this address, and the relative speeds they may offer, is available on request.

There are currently two fibre optic lines into the building, which can be adopted by the incoming tenant.

Business Rates

The property is currently assessed as a whole with a rateable value of £135,000, and the rates payable in the year 2021/22 under are understood to be £69,120.00. You are advised to verify this with the Business Rates Department of Somerset West and Taunton Council: 0300 304 8000.

VAT

VAT is applicable to the rent and service charge.

Services

Mains water/drainage, gas and electric are connected and separately metered.

Energy Performance Certificate

Assessed in band C. Copy available on request.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

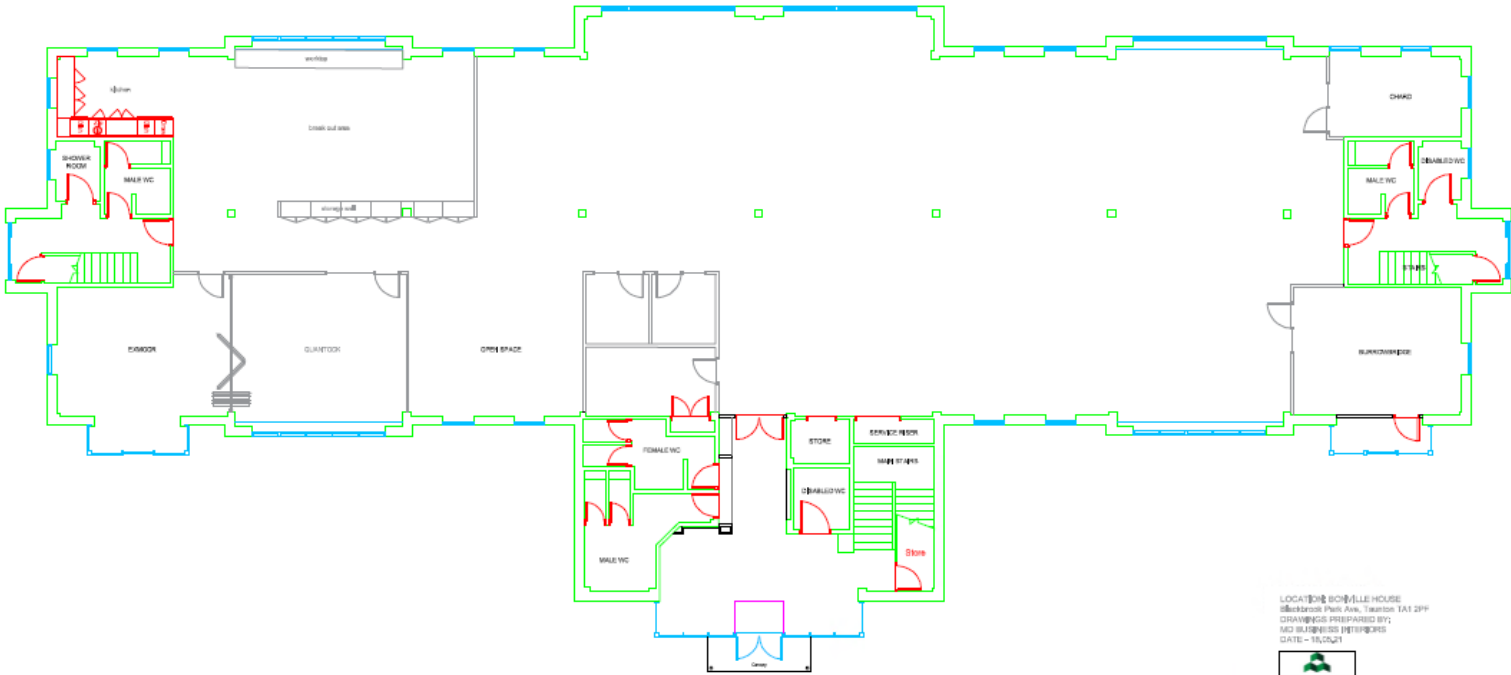
Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk



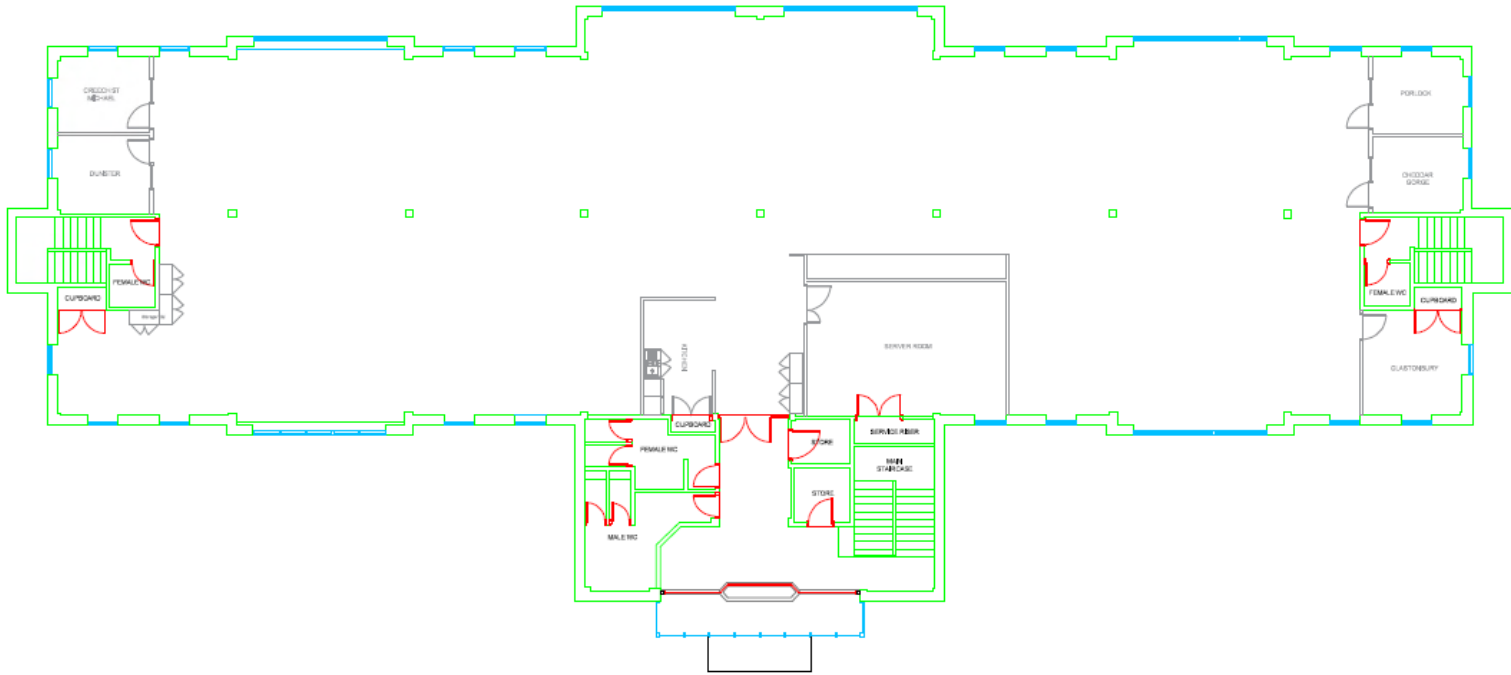
GROUND FLOOR PLAN



LOCATION: BONVILLE HOUSE
Blackbrook Park, Ave., Taunton, TA1 2PP
DRAWINGS PREPARED BY:
JAC BUSINESS DESIGNERS
DATE: 18/04/21



FIRST FLOOR PLAN



**Exeter Office**

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