



Fully
Refurbished

TO LET

Aintree House

Blackbrook Park Avenue, Taunton, TA1 2PX

Self Contained First Floor Offices – 1,486 sq ft

6 Allocated Parking Spaces

Location

Taunton is ideally positioned in the centre of Somerset, halfway between Bristol and Exeter, at the junction of the M5 and A303. The area benefits from a 30-minute drive-time population of approximately 300,000. Blackbrook is a prominent office park located directly off Junction 25 of the M5 motorway, offering over 400,000 sq ft of office space and standing as Taunton's most notable and prestigious business park.

The park also features amenities such as a Kiddi Caru children's nursery, a Harvester Restaurant, and a Holiday Inn Express. Near the entrance to Blackbrook, around Junction 25, there is a Travelodge hotel and the Hankridge Retail Park, which includes a Sainsbury's superstore. Adjacent to these retail outlets are the Hankridge Arms pub, an Odeon Cinema, and a Hollywood Bowl. To the south of the business park, the Blackbrook Pavilion leisure complex offers a variety of facilities including an indoor swimming pool, gym, indoor and outdoor tennis courts, a sports hall, football pitches, and squash courts.

M5



250m

**Railway
Station**
2.5 miles



Taunton

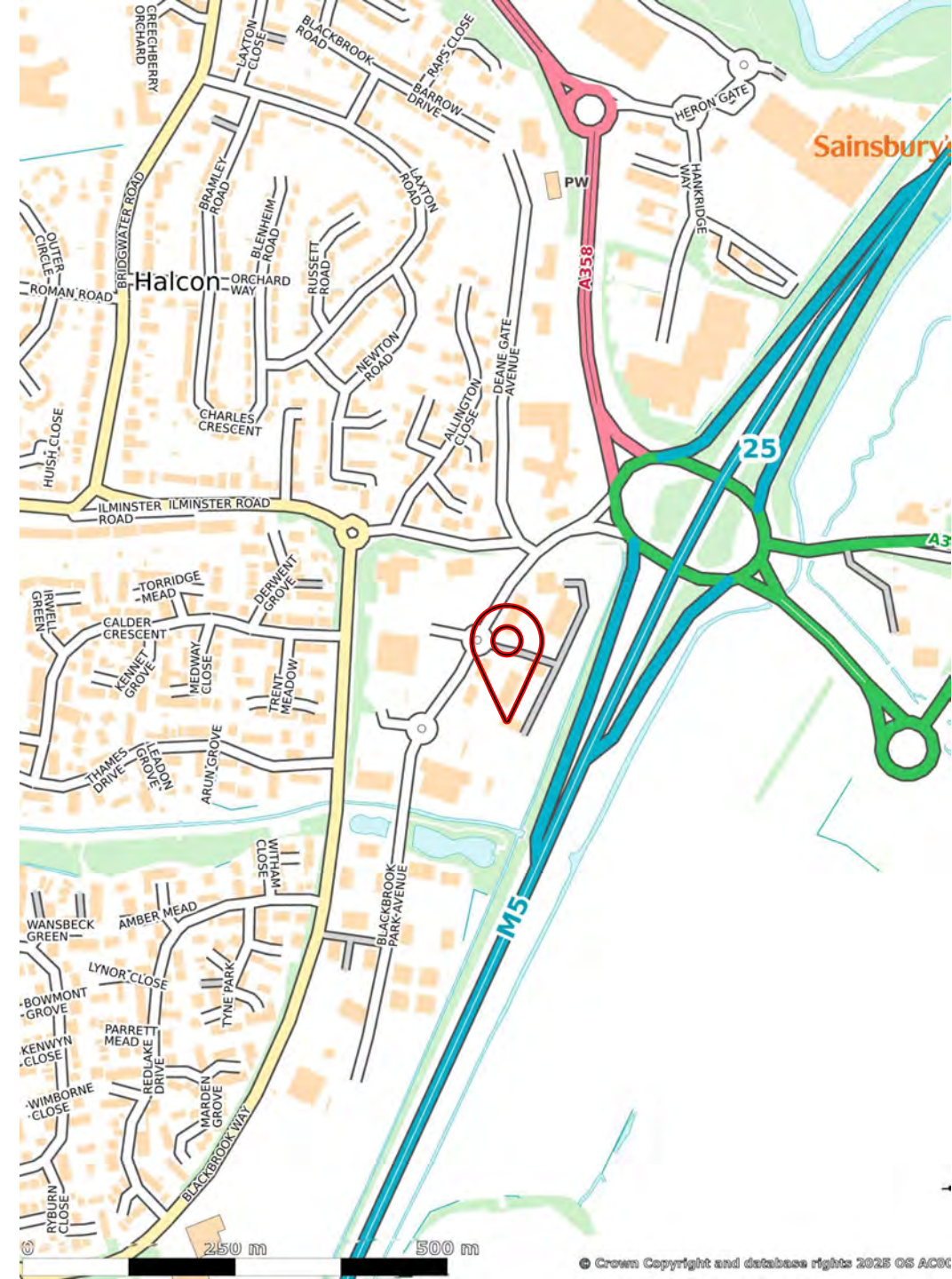


1.5 miles

Bristol



49 miles



Accommodation

Description

The accommodation has been refurbished to a high standard and provides a self contained first floor office suite with open plan offices and a kitchenette. The accommodation has VAM HRV air conditioning providing heating and cooling throughout. The system includes heat recovery with incoming fresh air (no cross contamination with extracted air). The refurbishment works included redecoration throughout, a new kitchenette area, new suspended ceiling and LED lighting.

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.

Sustainability

The property incorporated several eco-friendly features:

-  Onsite electric vehicle (EV) charging point for tenants.
-  Rooftop photovoltaic (PV) system helping to reduce carbon footprint.
-  Energy-efficient LED lighting.
-  Cycle-friendly location with nearby public transport links.

Area	Sq ft	Sq m
First floor	1,486	138.05

Fully accessible
raised floors



VAM HRV
Air Conditioning



Electric vehicle
charge point



Onsite
parking 6 spaces



LED
lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for the current use of offices, but any occupier should make their own enquiries to the Planning Department of Somerset Council - Tel: 0300 123 2224 or www.somerset.gov.uk.

Business Rates

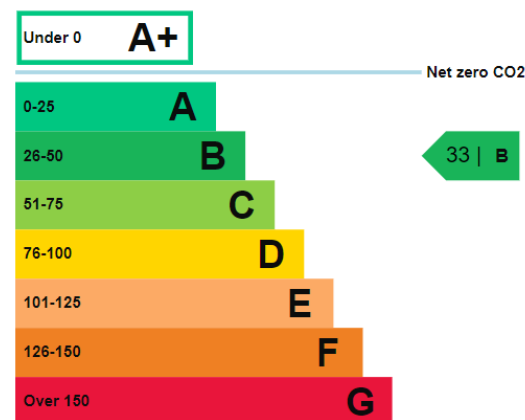
The property has a ratable value of £17,000.

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

Service Charge

A service charge is levied in respect of the maintenance and management of the common parts and services at the property. Further details are available upon request.

Energy Performance Certificate



Lease Terms

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

Rent

The property is offered to let for £23,795 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.

Code for Leasing

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

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:



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AK Ref: AM/97658 **Date:** Nov 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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

