

alder king

PROPERTY CONSULTANTS

TO LET

Ground Floor Office Suite

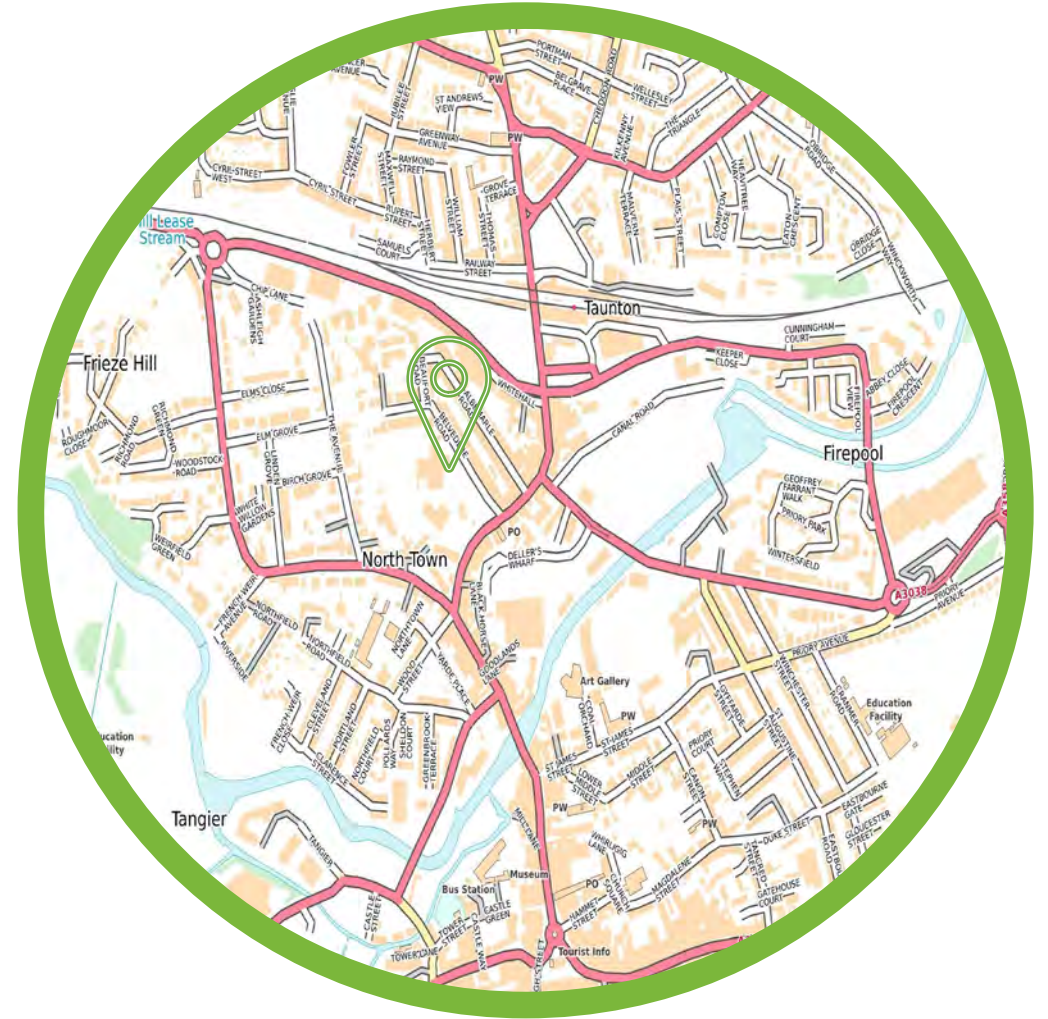
Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE

Town centre self-contained offices with parking

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.

The property is located to the northern fringe of the town centre and within walking distance of the town's railway station and other town centre facilities.



M5



2.5 miles east

Railway station



0.3 miles

Exeter



35 miles

Bristol



48 miles

Accommodation

Description

A ground floor self-contained office suite with meeting rooms and parking. The suite includes the following features:

- Carpet tiled floor coverings.
- Suspended ceilings with recessed low energy lighting (floor to ceiling height of 2.58m)
- Perimeter trunking with power and data cabling.
- Independent access to the suite.
- Male, female and disabled WC facilities.
- Fully fitted kitchenette.
- Boardroom format meeting room plus additional office/meeting room.
- Excellent levels of natural light.
- Onsite parking.

Services

We are advised that main electricity, 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. The building has a central VRV hybrid air conditioning system (heating and cooling).

Area	Sq ft	Sq m
Offices & meeting rooms	1,723	160.09

Air conditioning
comfort cooling



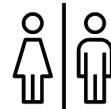
Kitchenette



5 allocated
parking spaces



WC facilities



Low energy
lighting



Electric vehicle
charge point



Planning | Rates | EPC | Terms

Planning

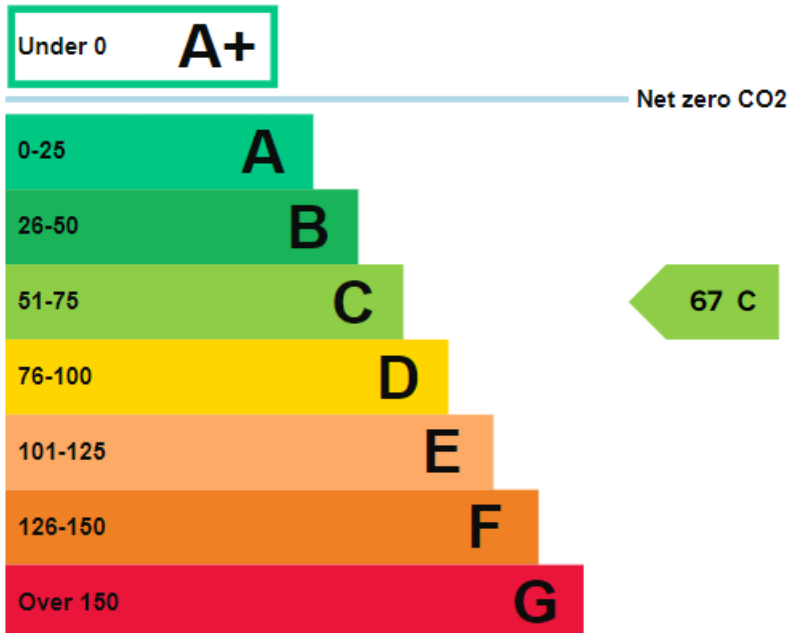
We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Somerset Council. www.somersetcouncil.gov.uk

Business Rates

The offices have a rateable value of £19,000.

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.

Energy Performance Certificate



Tenure

The offices are available on a new internal repairing and insuring lease, for a term of years to be agreed, with a service charge contribution towards the common parts (including air conditioning), exterior and fabric of the building together with external areas.

Service Charge

The service charge is fixed (subject to annual RPI increases) such that the occupier can budget with certainty and without any risks associated with the building.

Asking Rent

£22,500 per annum (£5,625 per quarter / £1,875 per month).

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT will not be levied. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Anti Money Laundering (AML)

A successful occupier may 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:



Alder King Property Consultants

Suite 327, Bridge House
7 Bridge Street
Taunton
Somerset TA1 1TG
www.alderking.com

AK Ref: AM/100048
Date: July 2024
Subject to Contract



Andrew Maynard

01823 444879
07831 154080
amaynard@alderking.com

Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

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