

**TO LET**

# Wessex Lodge

11 – 13 Billetfield, Taunton, Somerset, TA1 3NN

Landmark town centre office building with parking



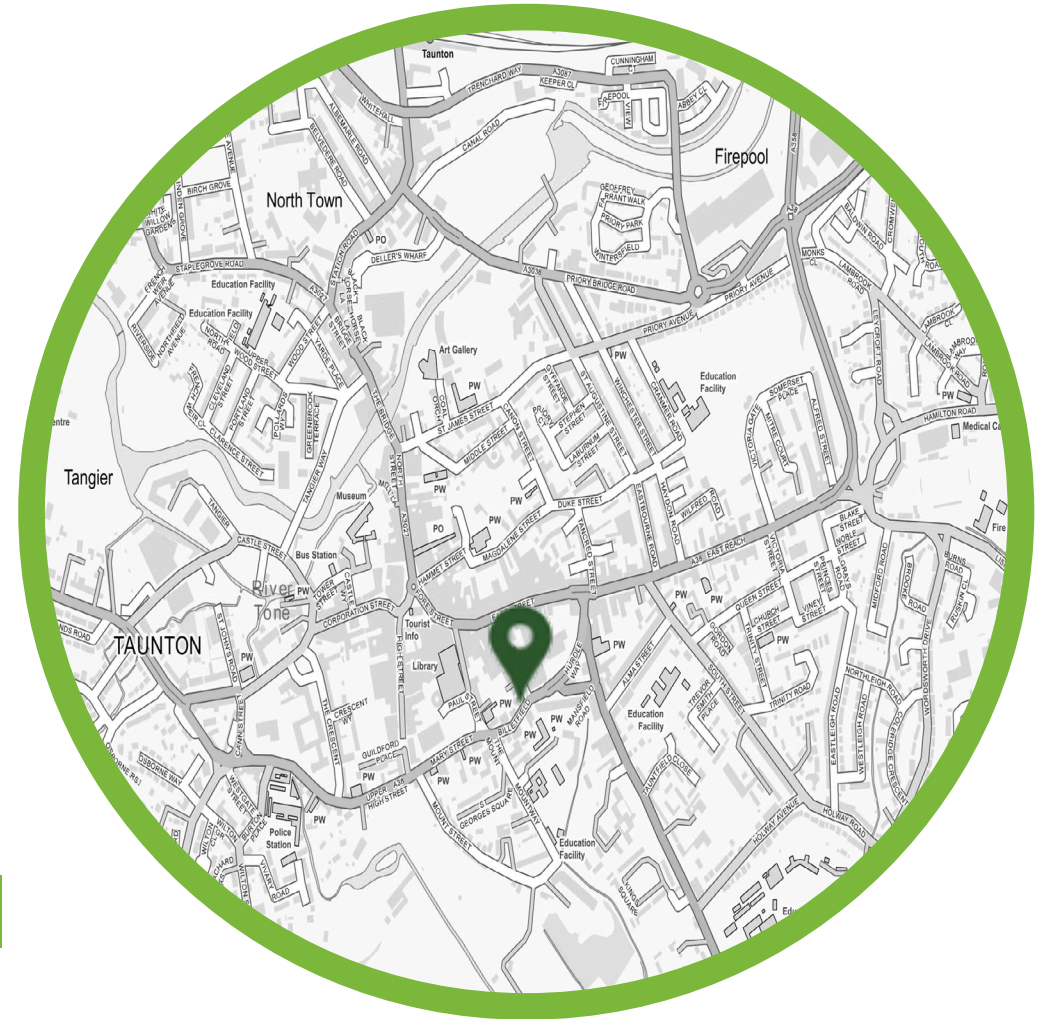
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PROPERTY CONSULTANTS

# 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.

Wessex Lodge is situated in a prominent corner position within the town centre, close to the main shopping area.



**M5**



**2.5 miles**

**Railway Station  
1 miles**



**Town Centre**



**0.5 miles**

**Bristol**



**48 miles**

# Accommodation

## Description

A landmark Grade II Listed gothic villa sympathetically converted and refurbished to a high standard for office use. The accommodation provides offices, kitchens, meeting rooms, WCs and showering facilities across 4 floors plus a small viewing area with 360° views across Taunton and the surrounding area.

The property retains a period charm throughout, whilst including modern energy saving lighting, with power and data cabling throughout the offices.

Externally the gated parking area provide space for up to 6 cars.

## 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.

The property incorporates central heating and hot water systems (gas fired boiler).

**A full 360° tour through the property is available [HERE](#)**

Area	Sq ft	Sq m
Basement c	<b>U N D E R O F F E R</b>	65.06
Ground floor office	-	-
First floor offices	722	67.03
Second floor offices & kitchen	690	64.19
Third floor viewing area	49	4.54

### Offices



### WC facilities & Shower



### Onsite parking



### LED lighting



### Kitchen



# Planning | Rates | EPC | Terms

## Planning

We are advised that the accommodation has planning consent for office use, although the property has potential for other types of use, subject to obtaining the necessary consents. Any occupier should make their own enquiries to the Planning Department of Somerset Council [www.somerset.gov.uk](http://www.somerset.gov.uk)

## Business Rates

The property has been split into several rating assessments. The most recent assessment (now removed) for the whole property was £23,000 (1 April 2023). Please call for further information.

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](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

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

## 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.

## Lease

The whole property or the individual floors are available on a new full repairing lease(s) (by way of a service charge) with other terms to be negotiated.

## Rent

The asking rent on a floor by floor basis are shown in the table below. Alternatively, individual rooms may be available by licence agreement with terms on application.

Floor	Asking Rent (Per Annum)
Basement	<b>U N D E R O F F E R</b>
Ground	-
First	£8,000
Second	£7,500

## Legal Costs

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

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

# Viewing Arrangements

A full 360° tour through the property is available [HERE](#)

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

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**AK Ref: AM/98938**

**Date:** October 2024

**Subject to Contract**



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### 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.