

For Sale



LANDMARK PERIOD OFFICE BUILDING

Wessex Lodge
11 – 13 Billetfield
Taunton
Somerset TA1 3NN

3,841 sq ft (356.9 sq m)

Imposing and recently refurbished 4 storey Grade II Listed Gothic villa

Location

The Property is located in a prominent corner position within the town centre, just a few minutes walk from the main shopping area and main line railway station.

The town is well connected, sitting on Junction 25 of the M5 Motorway, whilst the railway station runs a regular service to London Paddington (1 hr 45 mins) and the National Rail Network.



Description

An imposing red brick Gothic villa with a four storey tower, the building has most recently been used as office accommodation, and has undergone an extensive and sympathetic refurbishment programme over the last two years.

The accommodation provides period charm, whilst incorporating modern technologies. The accommodation includes a lower ground floor/basement area incorporating meeting rooms, staff facilities and a fully fitted kitchen, whilst to the ground floor are several offices and a board room. The first and second floors provide a mix of open plan and compartmental office accommodation with kitchen facilities, whilst the third floor of the tower is a quiet viewing room with superb views across Taunton and the surrounding countryside.

The accommodation incorporates energy saving lighting throughout, with power, data and telecom distribution by way of either floor boxes or perimeter trunking within the office areas. There are ladies, gents and disabled WC facilities spread across the basement, ground and first floors.

The refurbishment has been undertaken to an extremely high standard, whilst being sensitive to the period features, such as the mullioned and transom windows and impressive tiled entrance hallway. A number of the offices include fire places, which again have been restored to a very high standard.

Externally, the property includes a tarmac car parking area with space for approximately 11 vehicles.

Accommodation

Floor	Room	Sq Ft	Sq M
Basement	Office	230	21.40
Basement	Meeting Room	196	18.22
Basement	Meeting/Staff Room	210	19.51
Basement	Kitchen	64	5.93
Sub Total - Basement		700	65.06
Ground	Kitchen	57	5.26
Ground	Office	257	23.88
Ground	Office	380	35.29
Ground	Entrance Lobby	215	19.97
Ground	Office	148	13.79
Ground	Boardroom	256	23.80
Ground	Office/Meeting Room	424	39.39
Sub Total Ground Floor		1,680	156.08
First	Office	451	41.89
First	Office	271	25.14
Sub Total First		722	67.03
Second	Kitchen	41	3.81
Second	Office	230	21.39
Second	Office	235	21.87
Second	Office	184	17.12
Sub Total Second Floor		690	64.19
Third (Tower)	Viewing Lounge	49	4.54
Total Net Internal Area		3,841	356.9

All measurements are approximate Net Internal Areas.

Services

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.

Planning

We understand that the property has planning for its current use.

Interested parties should make their own enquiries of the Local Planning Authority, Taunton Deane Borough Council.

Price

Price on application.



Business Rates

The property has the following rating entry:

Description	Rateable Value
Basement, Ground and First Floors	£19,500
Second Floor	£5,200

Interested parties should make their own enquiries of the Local Rating Authority (Taunton Deane Borough Council) to ascertain the exact rates payable. A change in occupation may trigger an adjustment for the rating assessment.

Legal Costs

Each party to bear their own legal costs.

VAT

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

Asbestos Regulations

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 Control of Asbestos Regulations 2006 (CAR 2006). 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.

SUBJECT TO CONTRACT

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Viewing Arrangements/Further Information

Alder King Property Consultants

Contact Andrew Maynard
Tel 01823 444879
Mobile: 07831 154080
Email amaynard@alderking.com

Ref ACM/VMM/2503/72033

