



TO LET

Lodestone Suite, Creech Castle

Taunton, Somerset, TA1 2DX

Quality Offices on an Established Campus– 1,687 sq ft net approx



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 offices form part of the Creech Castle complex situated immediately adjacent to the A358 Creech Castle traffic lights.

M5



1 mile

**Taunton
Town Centre**



2 miles

**Railway
station**



2 miles



Accommodation

Description

The offices are situated on the ground floor and provide a useful mixture of open plan offices, two meeting rooms, an enclosed kitchen and a 'break-out' area in a self contained suite. The open plan office area includes air conditioning, with the whole suite benefitting from central heating. The suite provides two meeting rooms, the larger of which includes a feature inglenook fireplace.

The offices have power/data/telecom points throughout, ladies and gents WC facilities and a fully fitted kitchen.

The suite has its own entrance from the front of the building, with a further rear access into the main car parking area.

Parking

The accommodation will include parking permits for 7 cars within the onsite car park at Creech Castle.

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.

Area	Sq ft	Sq m
Offices, meeting rooms, kitchen & storage	1,687	156.75
TOTAL	1,687	156.75

Open plan layout



Comfort cooling



Onsite parking



Kitchenette



WC facilities



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

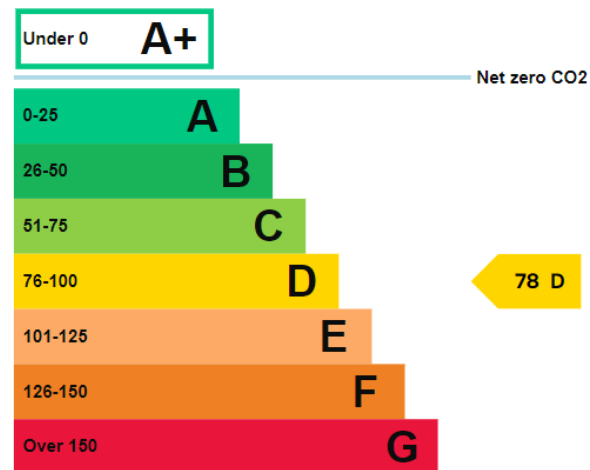
Business Rates

The suite has a rateable value of £13,000 and therefore small business rate exemptions may.

Interested parties should make their own enquiries to Taunton Deane Borough 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

This property's current energy rating is D.



Lease Terms

The accommodation is offered by way of a new internal repairing and insuring lease (with service charge), outside the security of tenure provisions of the 1954 Landlord & Tenant Act, for a term of years to be agreed

The service charge includes the cleaning, maintenance and repair of all communal parts and services of the property together with the main structure and external areas.

Code for Leasing

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

Rent

The property is offered to let for £20,000 per annum (£1,667 per month) 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.

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:



Alder King Property Consultants

Suite 327, Bridge House
7 Bridge Street
Taunton
Somerset, TA1 1TG

www.alderking.com

AK Ref: AM

Date: July 2023

Subject to Contract



Andrew Maynard

01823 444879

07831 154080

amaynard@alderking.com

Important Notice

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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.

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PROPERTY CONSULTANTS

