

alder king

PROPERTY CONSULTANTS

TO LET

Baron Suite, Creech Castle

Taunton, Somerset, TA1 2DX

Office Suite with parking

838 sq ft (77 sq m) 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, positioned immediately adjacent to the A358 Creech Castle traffic lights. Nearby amenities at Junction 25 include a Travelodge hotel and the Hankridge Retail Park, offering a Sainsbury's superstore, various retail units, a 24-hour gym, petrol station, cinema, bowling alley and several drive-through restaurants and coffee outlets.

M5 (J25)



1 mile

**Taunton
Town Centre**

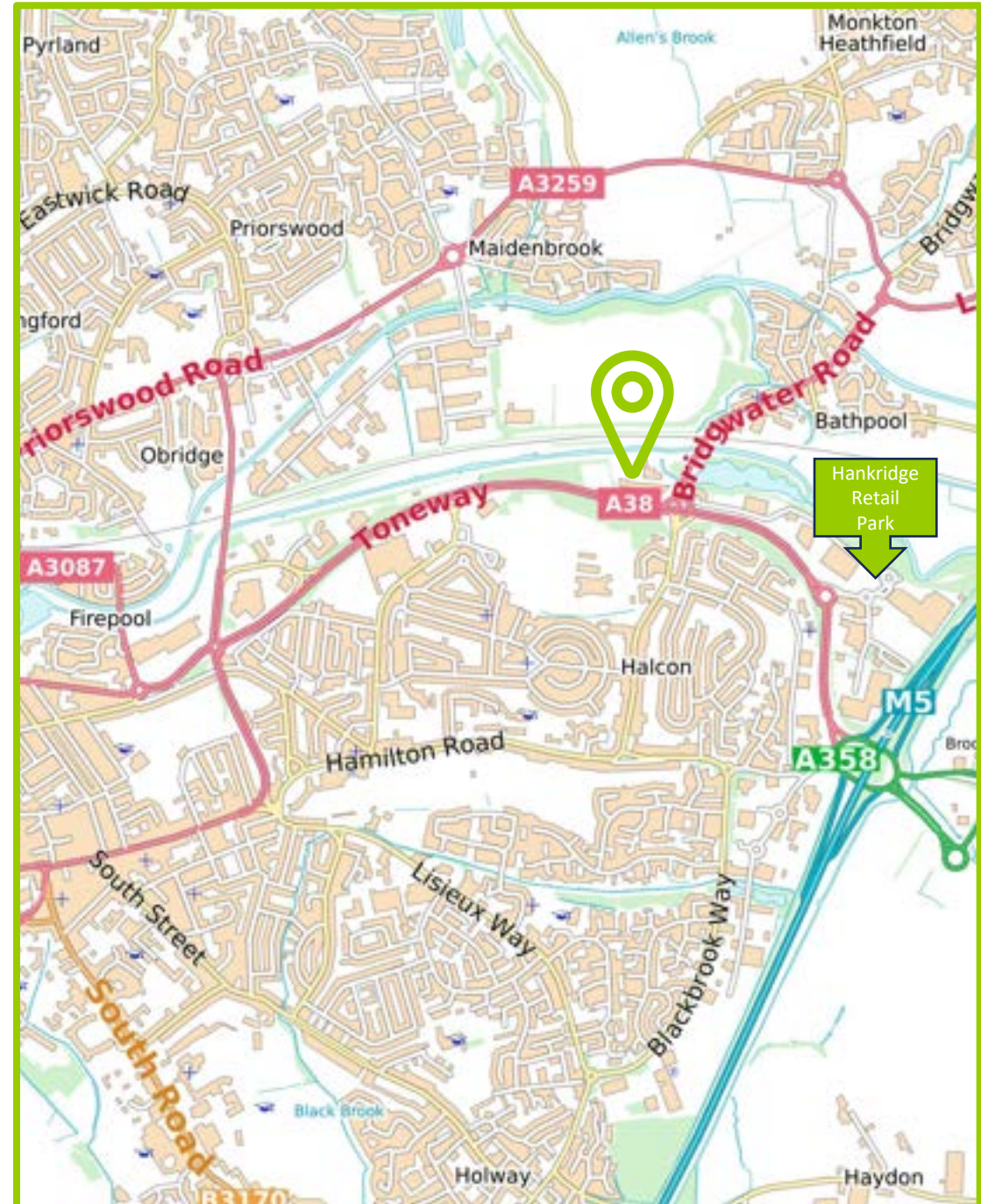


2 miles

**Taunton
railway station**



2 miles



Accommodation

Description

An open plan office suite on the ground floor. The accommodation will be re-carpeted, together with other improvements including new windows & entrance door and the installation of a tea point prior to occupation if required by the new occupier. The suite has the use of communal WCs and shower facilities within the building.

The accommodation has the use of 3 parking spaces.

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
Ground Floor Suite	838	77
TOTAL	838	77

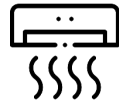
Open plan layout



Suspended ceilings



Comfort cooling



On-site parking



LED lighting



WC facilities



Planning | Rates | EPC | Terms

Planning

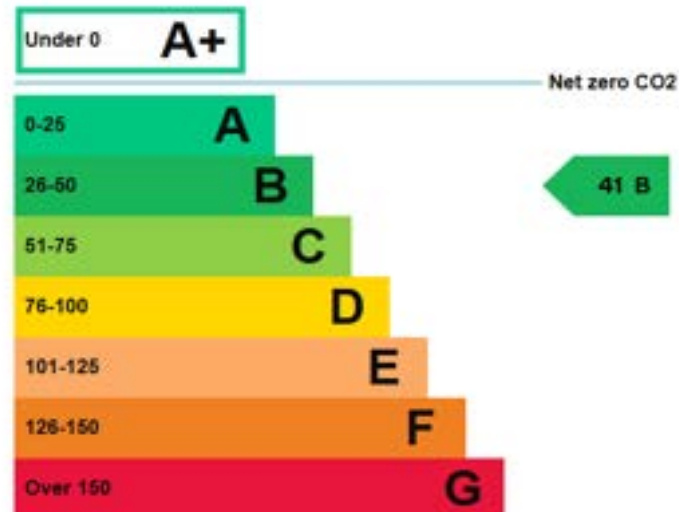
We understand that the accommodation has planning consent for offices, but all interested parties should make their own enquiries to the Planning Department of Somerset Council www.somersetcouncil.gov.uk

Business Rates

The VOA websites states that from 1 April 2026 the property has a rateable value of £11,500. 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.

Occupiers may obtain up to 100% small business rate relief. Please contact the billing authority (Somerset Council) to check if you are eligible.

Energy Performance Certificate



Lease Terms

The accommodation is offered by way of a new internal repairing and insuring lease (with service charge) 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 suite has a quoting rent of £12,500 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.

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.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: AM/102295 Date: 02 2026 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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.

