

TO LET/ FOR SALE

Wessex Lodge

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

Landmark town centre office building with parking



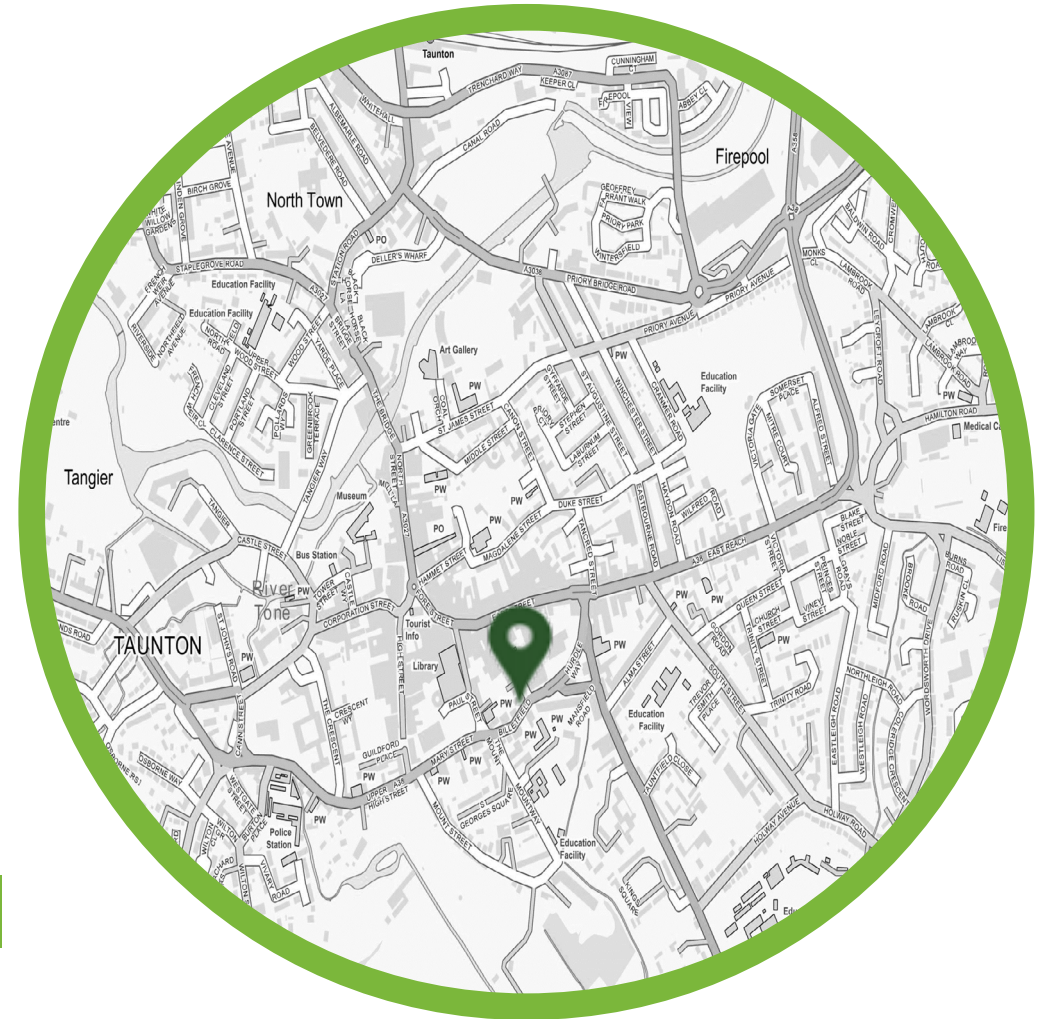
alder king

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 11 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 offices & kitchen	700	65.06
Ground floor office, meeting rooms and kitchen	1,680	156.08
First floor offices	722	67.03
Second floor offices & kitchen	690	64.19
Third floor viewing area	49	4.54
TOTAL	3,841	356.6

Number of floors

5

Offices



Professional services



Onsite parking



LED lighting



Kitchen



WC facilities & Shower



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

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.

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](#)

AML

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

References/Rental Deposits (for leasehold only)

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/Tenure/Terms

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

Alternatively, the whole property is available on a freehold basis with vacant possession.

Rent/Purchase Price

The whole property is offered to let at asking rent of **£38,000 per annum** exclusive of VAT. Quoting rents on the individual floors are as follows:

Floor	Asking Rent (Per Annum)
Basement	£7,500
Ground	£22,000
First	£8,000
Second	£7,500

The freehold **guide price is £495,000** exclusive of VAT.

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/purchase price. We recommend that the prospective tenants/purchasers 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

Creech Castle Business Centre
Bathpool
Taunton
Somerset TA1 2DX

www.alderking.com

AK Ref: AM/98938

Date: January 2024

Subject to Contract



Andrew Maynard

01823 444879

07831 1540870

amaynard@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

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.