



alder king

PROPERTY CONSULTANTS

TO LET

Second Floor Office Suite

Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE

Self-contained Offices with Parking – 4,474 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 property is located to the northern fringe of the town centre and within walking distance of the town's railway station and other town centre facilities.

M5



2.5 miles east

Railway station



8 miles north-west

Exeter



35 miles

Bristol



48 miles



Accommodation

Description

A second floor office suite with parking. The suite includes the following features:

- Fully fitted kitchen / staff room.
- Onsite parking (10 spaces).
- Open plan offices and meeting rooms.
- Male, female and disabled WC facilities.
- DDA compliant accommodation
- Perimeter trunking with power and data distribution.
- Air conditioning.
- LED lighting.
- Passenger lift access.

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 building has a central VRV hybrid air conditioning system (heating and colling).

Area	sq ft	sq m
Open plan offices and meeting rooms	4,474	415.62
TOTAL	4,474	415.62

**Air Conditioning
Comfort cooling**



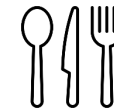
**On-site
parking**



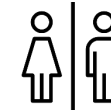
**LED
lighting**



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

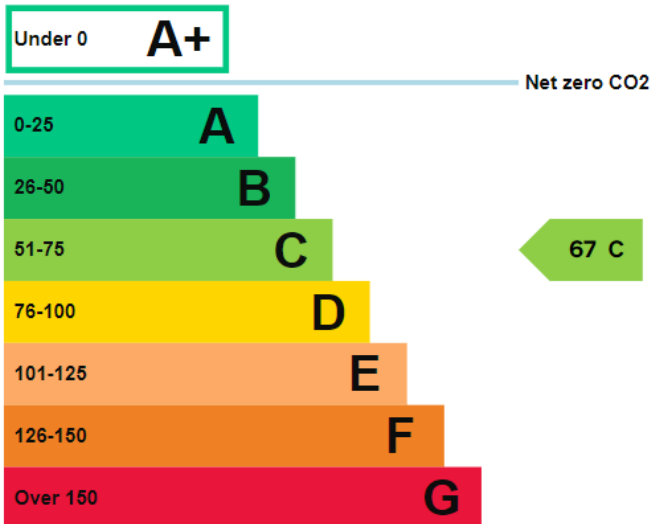
The offices have a rateable value of £26,500.

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.

Energy Performance Certificate

The EPC Rating is C67 and the full certificate can be provided on request.



Tenure

The offices are available on a new internal repairing and insuring lease, for a term of years to be agreed, with a service charge contribution towards the common parts (including air conditioning), exterior and fabric of the building together with external areas.

Code for Leasing

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

Asking Rent

The property is offered to let for £56,000 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 may 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/101694 **Date:** 10 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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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.

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