LANDMARK OFFICE BUILDING TO LET
Taunton

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PROPERTY CONSULTANTS

OFFICE BUILDING WITH ACCOMMODATION OVER THREE FLOORS

The Keep
Creech Castle
Taunton
Somerset
TA1 2DX

From 1,558 - 4,972 sq ft
(144.74 - 461.89 sq m)

On site parking

Easy motorway access

The Keep, Creech Castle, Bathpool, Taunton, TA1 2DX

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 minutes drive time population of some 300,000. Creech Castle is located approximately 1 mile from junction 25 of the M5 motorway.

The offices form part of the Creech Castle complex situated immediately adjacent to the A358 Creech Castle traffic lights. Other occupiers within the complex include Whitecross Dental Care, AniMedics, Indigo Group and B Braun Avitum (renal dialysis unit).

Description

A Landmark building with prominence onto the traffic light junction along Toneway, the accommodation was converted to offices in the early 1990s and is undergoing a refurbishment program to provide good quality open plan accommodation over three floors, with localised cartridge air conditioning units (heeting and cooling), data cabling throughout, LED lighting, kitchen and WC accommodation plus meeting rooms.

The building includes 20 parking permits (18 staff [permits and 2 visitor permits) for on site parking. Further parking permits in an adjoining overflow parking area can be rented separately.

The building can be let as a whole or split into smaller office suites, with further details on request.

Area	Sq ft	Sq m
Ground floor	1,886	175.26
First floor	1,527	141.89
Second floor	1,558	144.74
TOTAL	**4,972**	**461.89**

Accommodation

All measurements are approximate IPMS3.

Services

We are advised that main electric, water and drainage services are connected to the premises and 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 accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Taunton Deane Borough Council. Tel: 01823 356356 or www.tauntondeane.gov.uk.

Lease

The accommodation is offered by way of a new internal repairing and insuring lease(s) for a term of year to be agreed with regular upwards only rent reviews and other terms by negotiation.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent

The property has a quoting rent of £54,750 per annum plus VAT.

Please contact the agent for guidance on the quoting rent should you be interest in the accommodation based on a split up into smaller office suites.

Service Charge

The property is subject to a service charge. Further details are available on request.

Business Rates

The property has a combined (offices and parking) rateable value of £37,250.

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.

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 landlords' discretion.

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Energy Performance Certificate

Works to improved the energy performance of the property are predicted to provide an energy certificate rating of C. The full certificate and recommendations will be provided upon completion of the improvement works.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

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 2012 (CAR 2012). 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.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the Rent. We recommend that the prospective tenants/ purchasers establish the implications before entering into any agreement.

Subject to Contract

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.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

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

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Ref: AM/N90137

Date: January 2019

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