



TO LET

100 Staplegrove Road

Frieze Hill, Taunton. TA1 1DN

First floor offices with parking 1,914 sq ft (177.86 sq m) net approx



Location

Staplegrove Road is a well-established commercial location on the north-western fringe of Taunton, offering an accessible business environment within easy reach of the town centre.

The area benefits from a strong mix of professional, educational and residential uses, supported by a range of nearby amenities including cafés, retail and local services such as Aldi and Morrisons.

The property enjoys excellent connectivity, with convenient access to the A38 and Junction 25 of the M5 motorway, while Taunton railway station is situated approximately 1 mile to the east providing regular services to Bristol, Exeter and London Paddington, making it an ideal location for occupiers seeking well-connected office accommodation.

**M5
Jct 25**



3 miles

**Railway
station**

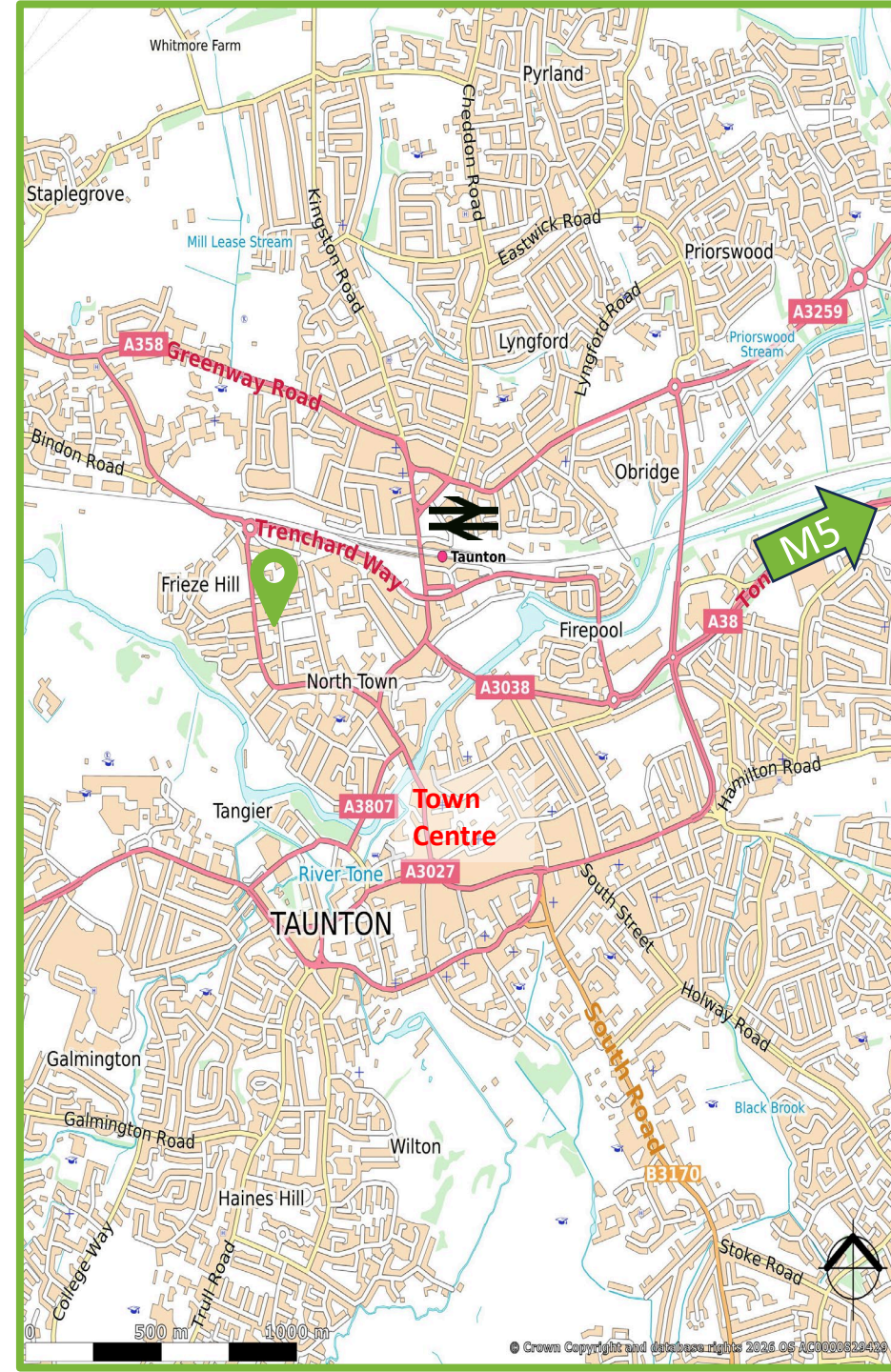


1 mile

Town Centre



1 mile



Accommodation

Description

A self-contained first-floor office suite offering an excellent blend of character and practicality, with its own entrance.

The accommodation includes a spacious open-plan office enhanced by high ceilings and large windows, providing generous natural light. In addition, there are two internal offices, together with staff facilities including a tea station and WCs.

A further office offers flexible use as a meeting room, training space or additional storage, complemented by an adjacent kitchenette and WC.

Parking

The accommodation benefits from 3 available parking spaces and shared use of a bike shed.

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
First Floor Main Office	1,258	116.83
First Floor Office/Training Room	625	58.03
Kitchen	32	3.00
TOTAL	1,914	177.86

Professional services



Healthcare



Onsite parking



Bicycle parking



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, but any occupier should make their own enquiries to the Planning Department of [Somerset Council](#).

Business Rates

Current rateable value is £14,250.

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.

Lease

The property is available on a new full repairing lease with terms to be negotiated.

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 £21,950 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 price. 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:



Alder King Property Consultants
Creech Castle Business Centre
Bathpool
Taunton
Somerset, TA1 3DX

www.alderking.com



Andrew Maynard
01823 444879
07831 154080
amaynard@alderking.com



Samantha Clayton
01823 444879
07341 461266
sclayton@alderking.com

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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
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RESIDENTIAL
DEVELOPMENT



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SERVICES



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ASSET
RECOVERY

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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.

alder king

PROPERTY CONSULTANTS

