

**alder king**

PROPERTY CONSULTANTS

**FOR SALE**

# Block C, County Hall

The Crescent, Taunton, Somerset, TA1 4DY

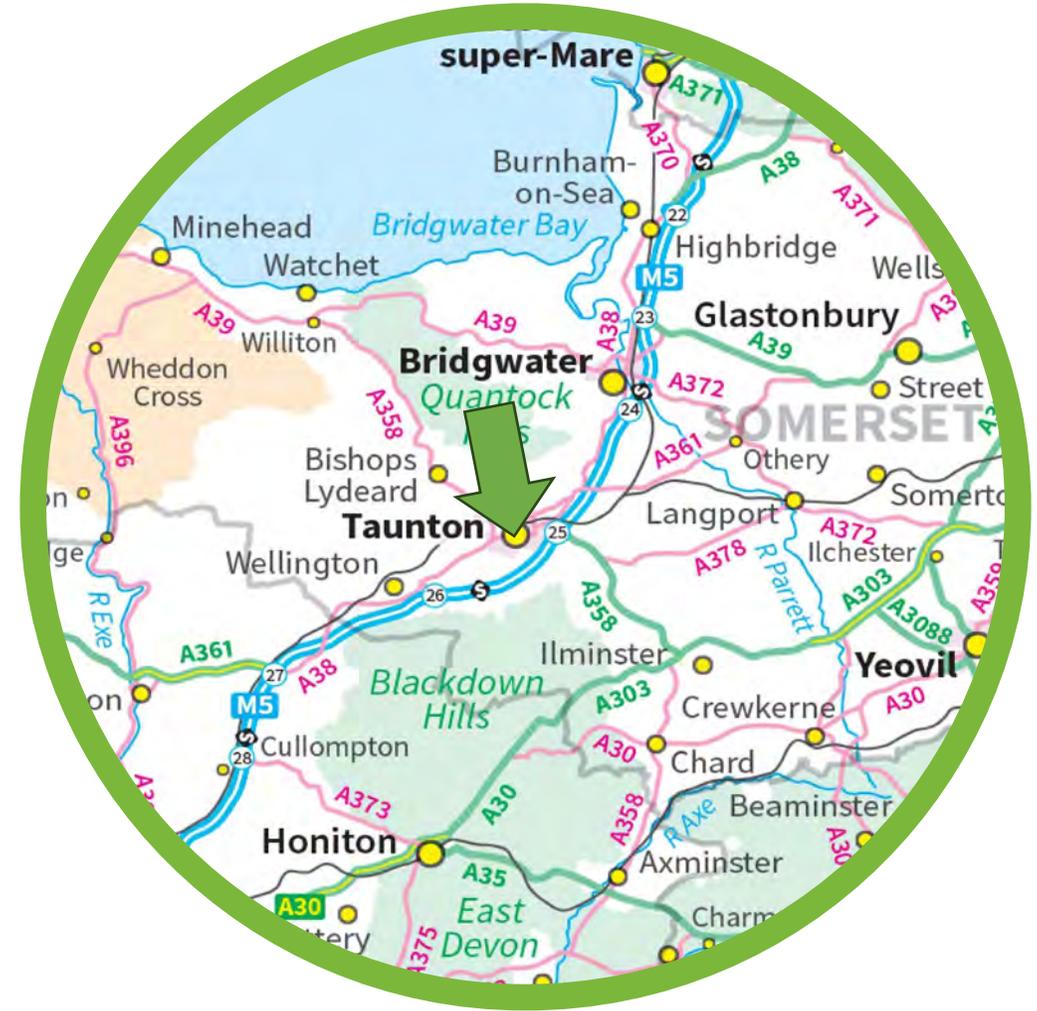
Office building with development potential

# Location

The Property forms part of the County Hall complex in the town centre of Taunton, within reach of town centre retail, hospitality and leisure facilities with convenient access to Taunton Railway Station with mainline rail services (1 hr 45min to London Paddington). The M5 motorway is accessible at Junction 25, with the A358 linking to the A303 in Ilminster (11 miles south east).

Taunton is an attractive place to live, work and visit due to its pleasant setting, strong educational offering, food communication links and employment opportunities. Taunton offers an enviable lifestyle, where culture, art and community are surrounded by natural landscapes and open public spaces. The town is well-suited for walking and cycling enabling a sustainable and active lifestyle..

The creation of a new nuclear power plant at Hinkley Point C is an £18bn investment in the Somerset economy, whilst the development of a new £4 bn Gigafactory manufacturing sustainable batteries to support the UK's electric vehicle and energy storage sectors by Agratas (JLR) in nearby Bridgwater is expected to be a key component in the UK's green energy transition with production scheduled to start in 2026. Somerset is striving towards a carbon neutral economy. This is not just an economy focusing on growth within so called "green" sectors, but an economy where all sectors are low in carbon emissions and compliant with a carbon neutral future.



M5



3 miles east

Railway station



1.2 miles

Exeter



32 miles

Bristol



49 miles

Location

Block A

Shire Hall

Block B



# Accommodation

## Description

The Property comprises a seven storey linked office building with basement car park and workshop/stores below, which appear to have been constructed around 1964 as part of County Hall. The main building is of concrete frame construction with front and rear elevations comprising aluminium windows with concrete section panelling under a flat roof. The building is linked to Block B via link block (first floor level). Internally, the building is arranged around a service core which incorporates a main staircase and WC facilities on each floor. The building also benefits from two passenger lifts.

Externally there is a landscaped campus style area. Within this area is a further underground workshop/store and back up generator compound with fuel tank.

The main features are:

- Open plan and partitioned (lightweight) offices.
- Kitchen on most floors.
- Suspended tiled ceilings with recessed lighting (mainly category 2).
- Perimeter heating via steel panelled radiator outlets.
- Perimeter trunking with some sockets on the concrete columns.
- Painted emulsion walls.
- Carpeted floor covering to office areas.
- Central line of columns throughout the building.

## 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 purchaser must satisfy themselves independently as to the capacities, state and condition of such items.

Floor	NIA		GIA	
	Sq ft	Sq m	Sq ft	Sq m
Basement	-	-	-	-
Ground	3,988	371.4	4,653	462.3
First	5,352	497.2	6,345	589.4
Second	5,352	497.2	6,346	589.6
Third	3,799	352.9	4,681	434.9
Fourth	5,352	497.2	6,341	589.1
Fifth	5,352	497.2	6,357	589.6
Sixth	5,352	497.2	6,340	589.0
Seventh	5,327	494.9	6,357	590.6
Workshops	-	-	1,421	132.0
<b>TOTAL</b>	<b>39,874</b>	<b>3,705.2</b>	<b>48,841</b>	<b>4,566.5</b>

On a site of 0.82 acres (0.332 hectares).

Offices Use



Residential Development Potential (STP)



Basement parking



WC facilities



Views

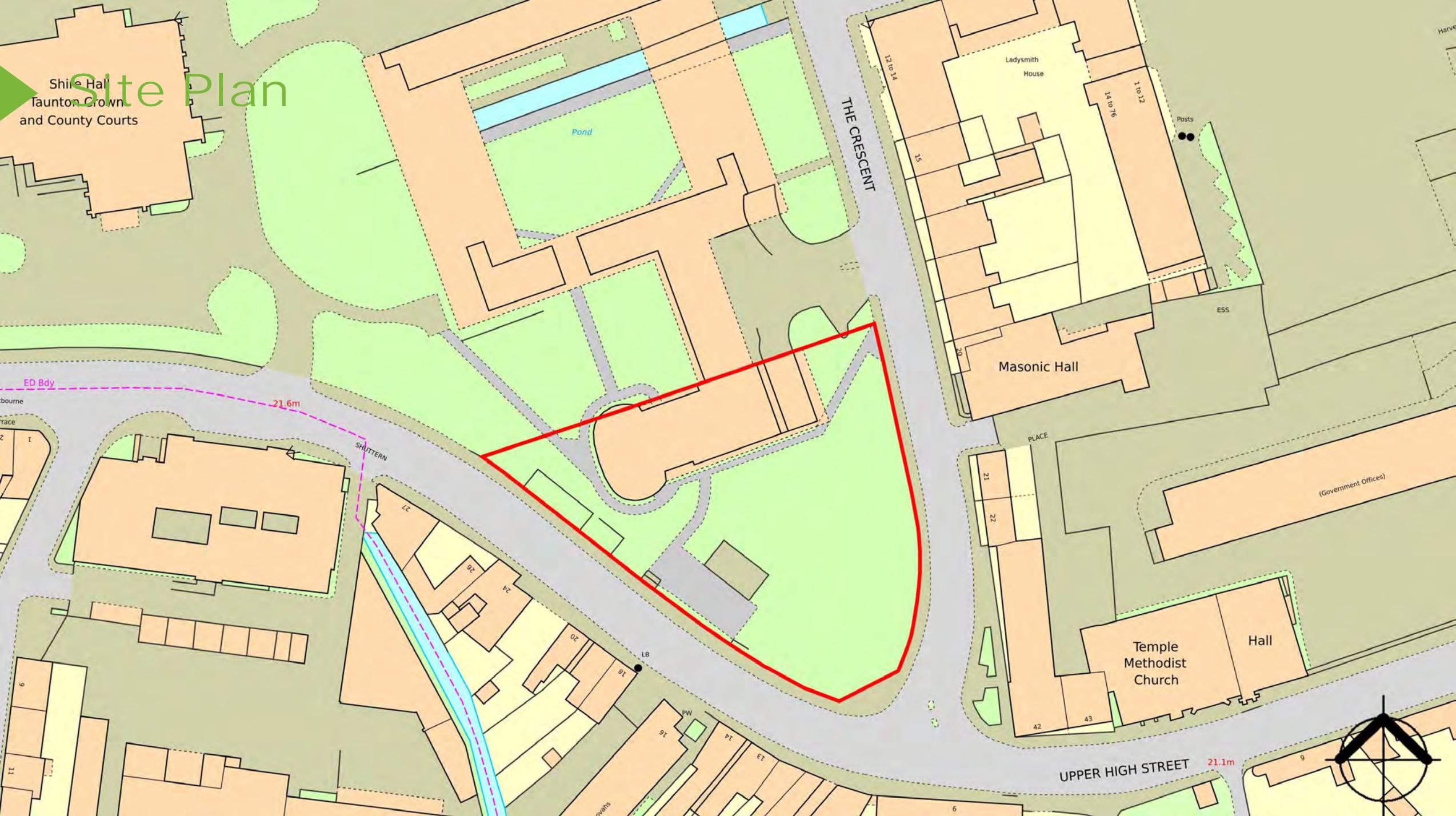


Number of floors

8

# Site Plan

Shire Hall  
Taunton Crown  
and County Courts



# Planning | Building Separation | Rates |

## Planning

We understand that the property has planning permission for its current use. Any purchaser should make their own enquiries to the Planning Department of Somerset Council [www.somersetcouncil.gov.uk](http://www.somersetcouncil.gov.uk).

Permitted Development Rights, subject to relevant conditions and requirements, may provide a route to securing a residential use of the site via the conversion of the main building

## Development Opportunity

Either by way of Permitted Development Rights or via a Full Planning Application, it is considered that the site has significant redevelopment potential, Subject to Planning. The Property presents a case for regeneration of an under utilised brownfield site in central Taunton that could be suitable for a range of commercial and residential alternative uses. Please contact the sole agents direct if you have any queries.

## Building Separation

The property requires separation from Block B and the wider County Hall complex. These works will need to create a fire safe, insulated and acoustic barrier between the existing B block (and link block at first floor level) and C block structures to sever existing access and create C block as a standalone space. This will need to include the provision of separate services, where necessary, and the division and rearrangement of access provisions regarding the basement parking attached to the property.

The Council will undertake the separation works relating to the first floor link block. All bids should set out any proposals, associated costs and programme assumptions made in respect of the further separation works.

## Business Rates

The property is included in the overall hereditament for County Hall, which has a rateable value of £1,320,000. The property will be split from this hereditament following the sale. The telecommunications mast situated on the roof of the property has a rateable value of £15,500.

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](http://www.voa.gov.uk).

## Data Room

Further supporting information and documents are available to view via the link [HERE](#) including an asbestos management survey report, which includes Block C.

# EPC | Terms

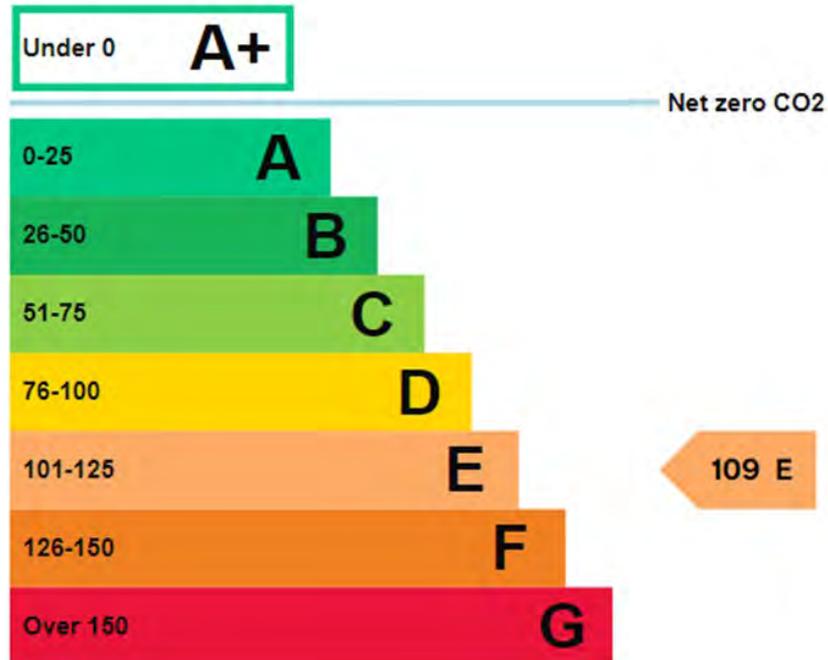
## VAT

Under the Finance Acts 1989 and 1997, VAT will not be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## AML

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

## Energy Performance Certificate



## Tenure

The property is available on a freehold basis with Vacant Possession save the telecommunications mast on the roof (lease dated 22 December 2016, at a rent of £12,000 per annum, ending on 21 December 2026).

## Financial Proposals

Bids are invited for the property by **12 noon on Friday 2 August 2024**, to be submitted by email only.

Bidding Guidance is attached or can be downloaded on the data room [HERE](#) or by contacting the agents.

Our clients, Somerset Council, have ambitions to increase the provision of Key Worker accommodation within the town, in particular accommodation serving the health and social care sectors. Bids based on redevelopment schemes incorporating Key Worker accommodation aligned with these aims and aspirations will be viewed positively by the Council.

The vendor is not obliged to accept the highest offer or indeed any offer throughout the marketing process. They reserve the right to interview prospective purchasers and see best and final bids at any point in the process if considered necessary.

## Legal Costs

Each party is to be responsible for their own legal costs.

# Viewing Arrangements

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



**Alder King Property Consultants**  
Creech Castle Business Centre  
Bathpool  
Taunton  
Somerset TA1 2DX

[www.alderking.com](http://www.alderking.com)

**AK Ref:** AM/N100157  
**Date:** July 2024  
**Subject to Contract**



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## 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.

# Bidding Guidance

## BLOCK C, COUNTY HALL, TAUNTON, SOMERSET, TA1 4DY

Further to your interest in the above property, we have been instructed by our client to invite offers for freehold in the above property. Offers are to be received **by email** to [amaynard@alderking.com](mailto:amaynard@alderking.com) no later than **12noon on Friday 2 August 2024**. The email should contact the subject title of 'Bid for Block C, Taunton. An email confirming that your bids has been received will be sent to you by reply.

Please include the below information in your offer:

1. Purchaser – Name and address of proposed purchaser, including track record and background, plus source of equity.
2. Purchase price.
3. Finance – Details of source of finance and proof of funding in relation to external finance, if required.
4. Approvals – Details and timescales of all internal and/or third party approvals that may be required.
5. Conditions – Any conditions attached to your offer and relevant timescales for the clearance of these. Our client will favor unconditional bids.
6. Due Diligence – Details of due diligence undertaken and confirmation the Data Room documents have been reviewed.
7. Proposal and assumption made in respect of the splitting of Block C from the remainder of County Hall.
8. Deposit – Details of any deposit to be paid.
9. Timescales – Proposed timescales for exchange and completion.
10. Inspection - Confirmation as to whether the property has been viewed, and by whom.
11. Solicitor - Confirmation of solicitor's details.

The vendor is not obliged to accept the highest offer or indeed any offer throughout the marketing process. They reserve the right to interview prospective purchasers and see best and final bids at any point in the process if considered necessary.

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

**Alder King Property Consultants**

[www.alderking.com](http://www.alderking.com)

**SUBJECT TO CONTRACT**

**AK Ref:** AM/N100157

**Date:** July 2024



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