

TAUNTON

MODERN HIGH QUALITY
TOWN CENTRE OFFICES

TO LET

1,705 ft² / 158.4 m²

WITH CAR PARKING



GROUND FLOOR FITZWARREN HOUSE

QUEEN STREET TAUNTON TA1 3UG

Victoria House • Victoria Street • Taunton TA1 3FA • Fax: 01823 353133

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LOCATION

Fitzwarren House is located in a highly accessible position close to Taunton Town Centre and within easy reach of Junction 25 of the M5 motorway (2 miles). The property forms part of a development that fronts East Reach, one of the main arterial routes into Taunton. Nearby occupiers include Hawksmoor Investment Management, Prospects, TRP Research and Pearson Test Centre. Local services and amenities include shops, office services and The Hub Café. The location of the property is shown on the attached plan.

Taunton is an expanding sub-regional centre and enjoys good communication links by road from junction 25 or 26 of the M5 motorway, and by rail with a 100 minute express service to London Paddington.

DESCRIPTION

Fitzwarren House is a self-contained modern office building offering a high quality working environment, newly refitted. The ground floor suite is available and offers the following features:

- Prestigious entrance
- 7 on site car parking spaces
- Raised floor with three compartment trunking
- Double glazing with colour coated aluminium frames
- Gas fired central heating with local cooling
- Open plan layout with modern partitioning.
- Suspended ceiling with recessed light fittings
- Fully fitted with blinds and staff facilities
- Male, female and disabled WC's

FLOOR AREAS

Ground Floor Offices	1,705 ft ²	(158.4 m ²)
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LEASE TERMS & RENT

The property is available on a new lease on full repairing terms for a term of 3 years.

The rent is **£14,500 p.a.** (exclusive of service charge, rates and VAT).

RATES & ENERGY PERFORMANCE

Description	Offices & premises
Rateable Value 2010	£14,250

For details of rates payable please contact Somerset West & Taunton Council on 01823 356356.

Energy Performance Certificate: Band C.

LEGAL COSTS

Each party is to pay their own legal costs incurred in the letting.

FURTHER INFORMATION AND VIEWING

Please contact: Nigel Hatfield at Hatfield White on 01823 353033 or nhatfield@hatfieldwhite.co.uk

30 November 2020