

# WELLINGTON

## TOWN CENTRE OFFICES

# TO LET

495 - 1,980 FT<sup>2</sup> / 46 - 184 M<sup>2</sup>



## FIRST & SECOND FLOOR 21A FORE STREET WELLINGTON TA21 8AA

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

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# 01823 353033

## LOCATION

Fore Street is in the centre of Wellington, an attractive small town with a population circa 13,000 situated to the north of the M5 Motorway, seven miles west of Taunton, and 55 miles south-west of Bristol. The property is situated within the prime central area close to national multiple retailers with a good range of business services close by.

Junction 26 of the M5 Motorway is within 2.5 miles of the property.

## DESCRIPTION

The offices comprise the first and second floors of an attractive, Grade II listed building with a retail unit on the ground floor (St Margaret's Hospice). The offices have a self-contained entrance from Fore Street with a prominent signage area at street level. All areas are to be newly decorated. The offices have the following features:

- ⚡ Fully carpeted.
- ⚡ Category 2 light fittings
- ⚡ CAT 5 computer cabling.
- ⚡ Male & female WCs.
- ⚡ Kitchen facilities.
- ⚡ Electric heating system.

## FLOOR AREAS

First Floor Office A	495 ft <sup>2</sup>	(45.98 m <sup>2</sup> )
First Floor Office B	165 ft <sup>2</sup>	(15.50 m <sup>2</sup> )
First Floor Office C	<u>795 ft<sup>2</sup></u>	<u>(73.68 m<sup>2</sup>)</u>
Total First Floor	1,455 ft <sup>2</sup>	(135.16 m <sup>2</sup> )
Second Floor Office D	<u>525 ft<sup>2</sup></u>	<u>(48.83 m<sup>2</sup>)</u>
<b>Total</b>	<b>1,980 ft<sup>2</sup></b>	<b>(183.99 m<sup>2</sup>)</b>

## LEASE TERMS & RENT

The property is available as a whole or in individual office suites on a new, internal repairing and insuring lease for a flexible term of up to 5 years.

The initial rent for the first and second floors is to be **£11,500 p.a.** (exclusive of VAT, service charge and rates).

Rents for individual suites are:

Suites A, B & D: **£7.50/ft<sup>2</sup>**  
Suite C: **£6.00/ft<sup>2</sup>**

A service charge contribution for utilities and maintenance of common parts is to be paid by the tenant. Further details on request.

## RATES & ENERGY PERFORMANCE

Description	To be assessed	Rateable Value 2010	-
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For details of rates payable please contact Taunton Deane Council on 01823 356356.

EPC: Applied for.

## 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](mailto:nhatfield@hatfieldwhite.co.uk)  
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