

WELLINGTON

TOWN CENTRE OFFICES

TO LET

495 - 1,980 FT² / 46 - 184 M²



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

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

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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 ²	(45.98 m ²)
First Floor Office B	165 ft ²	(15.50 m ²)
First Floor Office C	<u>795 ft²</u>	<u>(73.68 m²)</u>
Total First Floor	1,455 ft ²	(135.16 m ²)
Second Floor Office D	<u>525 ft²</u>	<u>(48.83 m²)</u>
Total	1,980 ft²	(183.99 m²)

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/ft²**
Suite C: **£6.00/ft²**

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
24 July 2015