

TAUNTON

HIGH QUALITY
TOWN CENTRE OFFICES

TO LET

1,775 FT² / 165 M²

WITH CAR PARKING



**LEVEL 4 EAST REACH HOUSE EAST REACH
TAUNTON TA1 3EN**

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

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01823 353033

LOCATION

East Reach House is located in a highly visible and 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 fronting East Reach, one of the main arterial routes in to Taunton. Nearby occupiers include NHS Direct, Prospects Services, EMCAS and Television Research Partnership. Local services and amenities include shops, office services and restaurants. 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

East Reach House is a refurbished period building, formerly a hospital and converted to offices in the 1990s offering a high quality working environment. The Level 4 suite has recently been refinished and offers the following features:

- Prestigious entrance
- 4 on site car parking spaces included in the rent – 1 space / 444 ft²
- Raised floor with three compartment trunking
- Double glazing
- DDA access adapted with passenger lift
- Gas fired central heating
- Suspended ceiling with recessed light fittings
- New carpets throughout
- Kitchen facilities, to be fitted.
- Male, female and disabled WC's.

FLOOR AREAS

Offices	1,655 ft ²	154 m ²
Kitchen (to be fitted)	120 ft ²	11 m ²
Total Level 4	1,775 ft²	165 m²

LEASE TERMS & RENT

The property is available by way of a new lease drawn on full repairing terms (by way of a service charge) for a flexible 5 year term.

The initial rent is **£17,750 p.a.** (exclusive of service charge, rates and VAT).

RATES & ENERGY PERFORMANCE

Description Offices and Premises

Rateable Value 2017 £17,750

Car parking spaces are assessed separately at Rateable Value: £500 / space.

For details of rates payable please contact Taunton Deane Council on 01823 356356.

Energy Performance Certificate: 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 October 2017

Property Address:

EAST REACH HOUSE EAST REACH TAUNTON TA1 3HE

Scale:

NOT TO SCALE

Date:

2014

Ref:



LOCATION PLAN

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