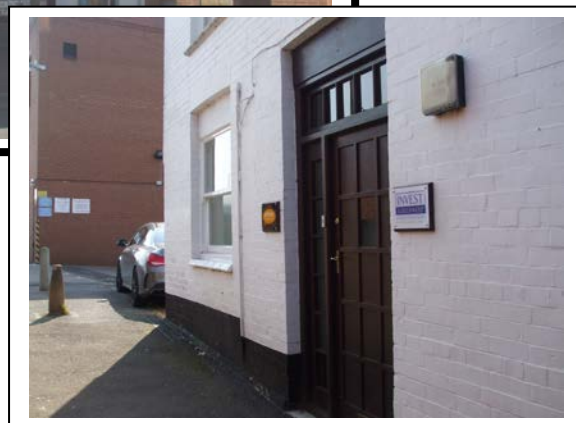


# TAUNTON

TOWN CENTRE OFFICES

# TO LET

1,453 FT<sup>2</sup> / 135 M<sup>2</sup>  
(3 CAR SPACES)



**FIRST/SECOND FLOORS**

**49/50 EAST STREET, TAUNTON TA1 3NA**

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

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# 01823 353033

## LOCATION

Taunton, the County Town of Somerset, with a resident population of approximately 62,000, is located adjacent to the M5 motorway (junction 25), some 45 miles south-west of Bristol, and is the sub-regional centre for administration and services. The property is situated in the heart of the town centre, on the southern side of East Street, and close to town centre amenities including banks, restaurants and shops. The Billetfield and Duke Street public car parks are located very close by.

## DESCRIPTION

The premises comprise self-contained period offices covering first and second floors. The accommodation is arranged in a series of office rooms, offering a flexible working environment. The property will be available in June 2016 following internal redecoration and offers the following features:

- Highly prominent town centre location
- 3 on site car parking spaces in private car park
- A variety of open plan working areas combined with private offices
- Gas fired central heating
- Some category II light fittings
- Redecorated internal finishes

## FLOOR AREAS

First Floor	Offices	72.31 m <sup>2</sup>	778 ft <sup>2</sup>
	Kitchen	13.38 m <sup>2</sup>	144 ft <sup>2</sup>
Second Floor	Offices	38.33 m <sup>2</sup>	413 ft <sup>2</sup>
	Store	<u>10.92 m<sup>2</sup></u>	<u>118 ft<sup>2</sup></u>
<b>Total Net Internal Area</b>		<b>134.94 m<sup>2</sup></b>	<b>1,453 ft<sup>2</sup></b>

(On the express instructions of the building owner these floor areas are calculated in accordance with the RICS Code of Measuring Practice)

**3 on-site car parking spaces**

## LEASE TERMS & RENT

The property is offered to let as a whole on a new contributory full repairing and insuring lease, on flexible terms (Proposals for parts will be considered)

**The initial rent for the whole is to be £10,250 p.a. excluding service charge, insurance and VAT.**

## RATES & ENERGY PERFORMANCE

The property is assessed for business rates in the 2017 Rating List as follows:

Description:	Rateable Value:
Offices & Premises (First Floor)	RV £8,400
Offices & Premises (Second Floor)	RV £2,850

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

Energy Performance Certificate: **BAND D**

## LEGAL COSTS

Each party is to pay their own legal cost incurred in the transaction.

## FURTHER INFORMATION AND VIEWING

Please contact: David White  
25 July 2017

**01823 353033**

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