

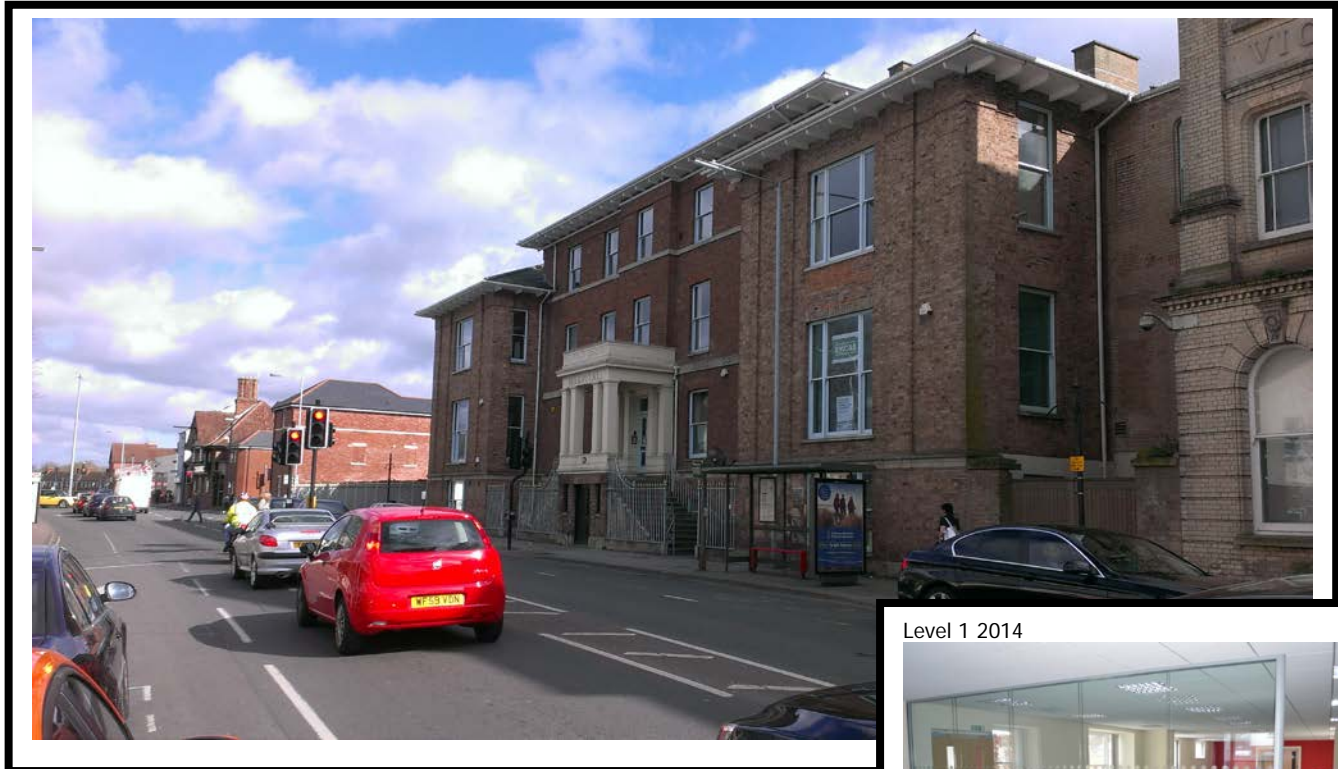
# TAUNTON

HIGH QUALITY  
TOWN CENTRE OFFICES

**TO LET**

2,335 - 6,455 FT<sup>2</sup> / 217 - 600 M<sup>2</sup>

**WITH CAR PARKING**



**LEVEL 3 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 property is to be available from 1 September 2014. The Level 3 suite is available and offers the following features:

- Prestigious entrance
- 13 on site car parking spaces included in the rent – 1 space / 500 ft<sup>2</sup>
- Raised floor with three compartment trunking
- Double glazing
- DDA access adapted with passenger lift
- Gas fired central heating
- Comfort cooling system to part
- Suspended ceiling with recessed light fittings
- Fully fitted with blinds and staff facilities
- Male, female and disabled WC's

## FLOOR AREAS

East Wing Suite	2,335 ft <sup>2</sup>	216.94 m <sup>2</sup>
Central Suite	1,750 ft <sup>2</sup>	162.44 m <sup>2</sup>
West Wing Suite	2,370 ft <sup>2</sup>	220.12 m <sup>2</sup>
<b>Total Ground Floor Offices</b>	<b>6,455 ft<sup>2</sup></b>	<b>599.50 m<sup>2</sup></b>

## 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 10 year term with an upward only rent review at the end of the 5<sup>th</sup> year.

The initial rent is **£56,000 p.a.** (exclusive of service charge, rates and VAT).

## RATES & ENERGY PERFORMANCE

Description                      Offices and Premises  
Rateable Value 2017            £43,750 + £500 RV for each car parking 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

5 January 2018

Property Address:

**EAST REACH HOUSE EAST REACH TAUNTON TA1 3HE**

Scale:

**NOT TO SCALE**

Date:

**2014**

Ref:



## LOCATION PLAN

This plan is based upon the Ordnance Survey Map with the sanction of the controller of HM Stationery Office Crown Copyright Reserved, Licence No ES100015159. Chas E Goad Ltd & Geographers A-Z Map Co Ltd where applicable. This plan is published for convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract.

