

TAUNTON

PRESTIGIOUS TOWN CENTRE
OFFICES
WITH CAR PARKING

TO LET

825 FT² / 76.64 M²



GROUND FLOOR OFFICES
10 THE CRESCENT TAUNTON TA1 4EA

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

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LOCATION

The Crescent is in the centre of Taunton, the county town of Somerset and the administrative centre for public, financial and professional services. The building occupies an accessible position opposite County Hall, close to the town centre, County and Magistrates Courts. The location is popular with general office occupiers due to its central location, ease of access to other services and nearby public car parking.

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 105 minute express service to London Paddington.

DESCRIPTION

The offices comprise the ground floor of an attractive, Grade II listed, Georgian, four storey building with frontage to The Crescent and vehicle access from The Crescent Car Park. The offices are of open-plan layout and will be fully decorated before a new tenant takes occupation. The offices retain attractive period features and have separate WC facilities with a shared kitchen provided in the common areas. In addition there is a lower ground floor meeting room.

Additional storage at lower ground floor level is available by separate negotiation.

The property is offered with **3 car parking spaces** located to the rear.

FLOOR AREAS

Ground floor office suite	610 ft ²	56.67 m ²
Meeting Room	215 ft ²	19.98 m ²
Total Net Internal Floor Area	825 ft²	76.65 m²

LEASE TERMS & RENT

A new lease is available for a term of up to 5 years with a minimum commitment for one year, contracted out of the Security of Tenure Provisions of Part II of the Landlord & Tenant Act 1954. The tenant will maintain the interior of the offices and the cost of insurance, maintenance and common services are to be recovered by way of a capped service charge.

The initial rent is to be **£9,500 p.a.** (exclusive of rates, service charge and VAT).

RATES & ENERGY PERFORMANCE

Description of GF office suite	Offices and Premises	Rateable Value 2017	£7,500
Description of LGF meeting room	Offices & Premises	Rateable Value 2017	£1,300
Description	Car parking Spaces	To be re-assessed	(estimated at £1,800)

For details of rates payable please contact Somerset West & Taunton Council on 01823 356356.

Energy Performance Certificate: Not applicable (Listed Building exemption).

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. - nhatfield@hatfieldwhite.co.uk

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