

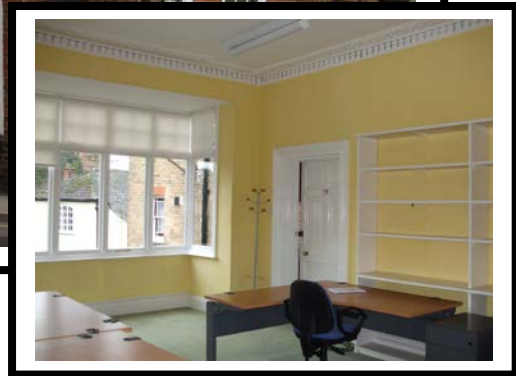
TAUNTON

ELEGANT PERIOD
TOWN CENTRE OFFICES

TO LET

2,646 ft² / 246 m²

WITH 10 PARKING SPACES



**MELVILLE HOUSE, 12 MIDDLE STREET
TAUNTON TA1 1SH**

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

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LOCATION

Melville House is located in a highly accessible position close to Taunton Town Centre and within easy reach of Junction 25 of the M5 motorway. The property comprises a detached Georgian building situated off Middle Street, a popular town centre office location. Nearby occupiers include The Government Office for the South West, Reed Holland Architects, Mencap and St Johns Ambulance. 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

Melville House is a handsome detached Georgian office building offering an attractive period working environment. The office accommodation is arranged over three floors, and offers the following features:

- Prestigious detached building
- 10 on site secure car parking spaces
- A range of room sizes suitable for individual office and open plan areas
- Wood panelled reception area
- Gas fired central heating
- Ceiling mounted light fittings supplemented with wall lights/chandeliers
- Male and female WC facilities
- Kitchen facilities ground and second floors

FLOOR AREAS

Ground Floor Offices/Ancillary	940 ft ²	(87.32 m ²)
First Floor Offices/Ancillary	1,038 ft ²	(96.43 m ²)
Second Floor Offices/Ancillary	668 ft ²	(62.06 m ²)
Total Net Internal Area	<u>2,646 ft²</u>	<u>(245.81 m²)</u>

LEASE TERMS & RENT

The property is available by an assignment of the existing lease (expires December 2024) drawn on internal repairing terms at a current rent of **£33,000 p.a.** exclusive of rates and VAT. **Incentives are available.**

Alternatively a sub lease of the whole at a rent of **£23,000 pax**, or sub-lettings of parts are available by negotiation.

RATES & ENERGY PERFORMANCE

Description: Offices and Premises

Rateable Value 2017 List: £25,250

For details of rates payable please contact Taunton Deane Council on 01823 356356. Transitional arrangements may apply.

Energy Performance Certificate: Band - E

LEGAL COSTS

Each party is to pay their own legal costs incurred in the letting.

FURTHER INFORMATION AND VIEWING

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Joint Sole Agents

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22 August 2017

Property: **Melville House, 12 Middle Street, Taunton, TA1 1SH**
Scale: **Not to Scale**
Date: **February 2009**
Ref: **DCW/dcw/J09840LET**



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