

TAUNTON

ATTRACTIVE TOWN CENTRE
OFFICES
WITH CAR PARKING

TO LET

745 FT² / 69.09 M²



FIRST FLOOR

1 THE CRESCENT TAUNTON TA1 4EA

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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 cafés and shops nearby as well as having easy access to other town centre services and the 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

1 The Crescent is an attractive, Grade II* listed building in a prominent position in the Georgian frontage and with vehicle access from The Crescent Car Park. The offices are predominantly open plan as the property was re-built in the Mid-C20th and has recently been fully decorated with new LED lighting installed. The offices retain attractive period features but have been upgraded to meet current office standards. The common areas provide WC facilities and entry-phone security.

- Open plan main office plus kitchen point and meeting room.
- Carpets, LED lighting.
- Central heating.
- Security alarm.

The property has the benefit of **two allocated car parking spaces** to the rear.

FLOOR AREAS & RENT

The property has the following Net Internal Areas:

			Rent	Parking allocation
First Floor	69.09 m ²	745 ft ²	£8,500	2 spaces

LEASE TERMS

A new lease is available for a term of 3 years, 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 A service charge is levied in respect of the maintenance and management of the common parts and services of the property. Further details on request.

RATES & ENERGY PERFORMANCE

Description:	Offices and Premises	Rateable Value:	£7,900
	Car Parking Spaces	Rateable Value:	£1,525

For details of rates payable please contact Somerset Council on 0300 123 2224.

Energy Performance Certificate: Not applicable due to Listed status.

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