

# TAUNTON

PRESTIGIOUS TOWN CENTRE  
OFFICES  
WITH CAR PARKING

**TO LET** OR MAY SELL

750 FT<sup>2</sup> TO 4,500 FT<sup>2</sup> / 70 - 418 M<sup>2</sup>



**1 THE CRESCENT TAUNTON TA1 4EA**

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**01823 353033**

## 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-C20<sup>th</sup> and will be fully decorated before a new tenant takes occupation. The offices retain attractive period features but will be upgraded to meet current office standards. The common areas provide WC facilities and each letting unit will have its own kitchen point.

The property has **car parking spaces** located to the rear.

## FLOOR AREAS & RENT

The property has the following Net Internal Areas:

			<b>Rent</b>	Optional parking allocation
Lower Ground Floor Offices	91.88 m <sup>2</sup>	990 ft <sup>2</sup>	<b>£8,000</b>	3
Lower Ground Floor Stores	17.65 m <sup>2</sup>	190 ft <sup>2</sup>	-	-
Ground Floor Offices – Front	78.04 m <sup>2</sup>	840 ft <sup>2</sup>	<b>£11,250</b>	3
Ground Floor Offices - Rear	86.86 m <sup>2</sup>	935 ft <sup>2</sup>	<b>£10,300</b>	2
First Floor	69.58 m <sup>2</sup>	750 ft <sup>2</sup>	<b>£7,000</b>	2
Second Floor	73.86 m <sup>2</sup>	795 ft <sup>2</sup>	<b>£7,000</b>	2

Car parking is available by separate licence at £700 / space per year.

## LEASE TERMS

New leases are available for a term of 3 or 5 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 and the cost of insurance, maintenance and common services are to be recovered by way of a service charge with further details on request.

## RATES & ENERGY PERFORMANCE

Description                      Offices and Premises  
Rateable Value                £43,750 (Each letting part will be re-assessed.)  
For details of rates payable please contact Taunton Deane Council on 01823 356356.

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](mailto:nhatfield@hatfieldwhite.co.uk)