TAUNTON

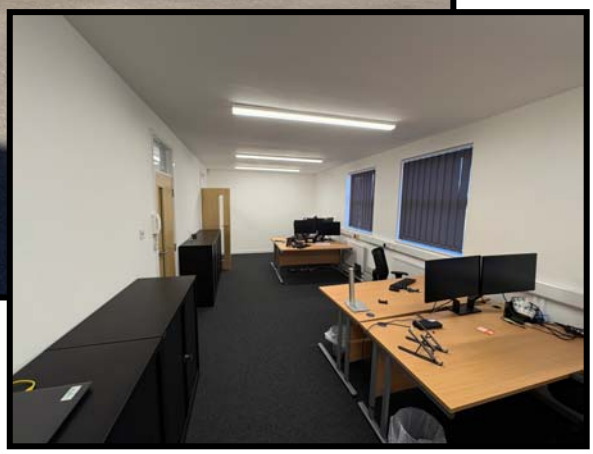
MODERN OFFICES
ON THE EDGE OF THE TOWN CENTRE

TO LET

1,270 ft² / 118.1 m²

WITH 6 CAR SPACES

HATFIELD WHITE



SOUTH WING
TAUNTFIELD SOUTH ROAD TAUNTON TA1 3ND

Victoria House • Victoria Street • Taunton TA1 3FA

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01823 353033

LOCATION

Tauntfield is a period house converted to offices located on South Road approximately 1/3rd mile from Taunton Town Centre. South Road links Taunton to Honiton (B3170). The property is close to J Sainsbury Supermarket, Richard Huish and Kings Colleges.

The period house has various modern additions with ground floor office space available in the South Wing.

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 - SOUTH WING

The South Wing comprises a self-contained suite of offices on ground floor level with a glazed entrance leading to a reception area and a series of individual offices with the following features:

- Prominent entrance with signage opportunity
- 6 on site car parking spaces
- Dado level cable trunking
- DDA access adapted
- Gas fired central heating
- LED lighting
- Kitchenette
- Male and female WC's

FLOOR AREAS- SOUTH WING

Ground Floor Offices	1,270 ft²	(118.1 m²)

LEASE TERMS & RENT- SOUTH WING

The property is available by way of a new lease drawn on full repairing terms (by way of service charge). The lease term is for 5 years with details to be negotiated.

The initial rent is **£14,600 p.a.** (exclusive of service charge, rates and VAT).

RATES & ENERGY PERFORMANCE - SOUTH WING

Rates – Offices and Premises.
Rateable Value (2023): To be reassessed
For details of rates payable please contact Somerset Council on 0333 123 2224.

Energy Performance: Exempt.

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

10 July 2025