

# TAUNTON

TOWN CENTRE OFFICES

**TO LET**

1,155 - 2,330 FT<sup>2</sup> / 108 - 217 M<sup>2</sup>

**WITH CAR PARKING**



**HARDING HOUSE ST GEORGE'S SQUARE THE MOUNT  
TAUNTON TA1 3RX**

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

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**01823 353033**

## LOCATION

Harding House is located in a very central but secluded location on the edge of Taunton Town Centre and within easy reach of Junction 25 of the M5 motorway (2 miles). The property forms part of a development of the former Jellalabad Barracks just to the south of the A38 Mary Street, one of the main arterial routes in Taunton. The majority of the scheme is residential but the former mess building has been successfully converted to office use. Nearby occupiers include Stone & Partners Architects, CICCIC and Selwoods Antiques. Full town centre services are within a short walk. 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

Harding House is a period building, formerly in military use, refurbished and converted to offices in the 1990s offering a peaceful working environment and a mixture of open plan and individual office spaces. The building is laid out on two floors and is available as a whole or by floors. It offers the following features:

- Part of a prestigious town centre development
- Minimum of 8 on site car parking spaces
- Data cable management trunking
- Double glazing
- Gas fired central heating
- Suspended ceiling with recessed light fittings
- Fully fitted with blinds and staff facilities
- Male and female WC's

## FLOOR AREAS

Ground Floor	1,175 ft <sup>2</sup>	(109.13 m <sup>2</sup> )
First Floor	1,155 ft <sup>2</sup>	(107.53 m <sup>2</sup> )
<b>Total Net Internal Office Area</b>	<b>2,330 ft<sup>2</sup></b>	<b>(216.66 m<sup>2</sup>)</b>

## LEASE TERMS & RENT

### OPTION 1

A new lease drawn on an internal repairing basis for a 5 year term without review.

The initial rent for the **whole property** is **£19,250 p.a.**  
The initial rent for the **ground floor** is **£11,750 p.a.**  
The initial rent for the **first floor** is **£9,000 p.a.**

(All figures are exclusive of rates and VAT, where chargeable).

### FLEXIBLE OPTION 2

A new lease drawn on an internal repairing basis for a 5 year term with annual break options. The rent is index linked and paid monthly.

The initial rent for the **whole property** is **£22,000 p.a.**  
The initial rent for the **ground floor** is **£13,000 p.a.**  
The initial rent for the **first floor** is **£10,500 p.a.**

## RATES & ENERGY PERFORMANCE

Description	Offices and Premises
Rateable Value 2017	£19,250

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

EPC: Band 'D'

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

2 October 2020