

TAUNTON

PRESTIGIOUS TOWN CENTRE
OFFICE SUITE
WITH CAR PARKING

TO LET

360 FT² / 33.5 M²



2ND FLOOR 1 THE CRESCENT TAUNTON TA1 4EA

Victoria House • Victoria Street • Taunton TA1 3FA

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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 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 directly to the rear. The second floor rear office is available. The offices retain attractive period features but have been upgraded to meet current office standards. The common areas provide WC facilities and each letting unit has its own kitchen point, alarm and entry-phone.

The suite benefits from **one car parking space** located directly to the rear of the property.

FLOOR AREAS & RENT

The property has the following Net Internal Areas:

			Rent p.a.	Parking allocation
Second Floor Front	40.11 m ²	432 ft ²	LET	
Second Floor Rear	33.50 m ²	360 ft ²	£4,320	1

LEASE TERMS

A new lease is 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

Second Floor Rear	
Description	Offices and Premises
Rateable Value	£3,150

Typical Rateable Value of parking space: £770

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

Energy Performance Certificate: Not applicable due to Listed status.

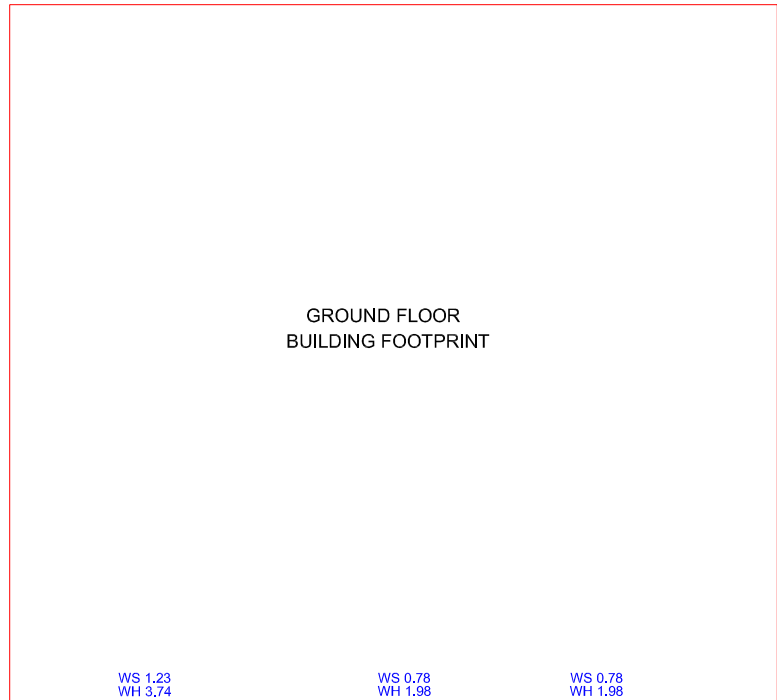
LEGAL COSTS

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

5 March 2026



LEVEL INFORMATION

Heights in Metres
 O.S.B.M. Location
 Value
 T.B.M. Location
 Value Arbitrary Site Datum

COORDINATE INFORMATION

Values in Metres
 All Coordinates are based on an Arbitrary System

ABBREVIATIONS

AB	Air Brick	LC	Lightning Conductor
AV	Air Vent	LP	Lamp Post
BD	Bollard	MK	Marker
Bldg	Building	Mon	Monument
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bush	NSH	Night Storage Heater
BW	Brick Wall	PI	Pipe Into Ground
CE	Cable TV Entry Point	PLT	Pavement Light
CIG	Cable Into Ground	RAD	Radiator
CM	Cable Marker	RC	Round Column
Chy	Chimney	RGL	Ridge Level
CUP'D	Cupboard	RL	Roof Level
Col	Column	RSJ	Rollled Steel Joist
CP	Concrete Post	RW	Retaining Wall
CRW	Concrete Retaining wall	RWP	Rain Water Pipe
CS	Concrete Steps	S	Switch
CW	Concrete wall	SB	Sign Board
D	Duct	SC	Square Column
DF	Drinking Fountain	SKL	Skylight
DM	Duct Marker	SRW	Stone Retaining Wall
Dn	Down	St	Stanchion
DP	Down Pipe	Sub	Substation
Ed	Earth	SVK	Stop Valve Marker
EC	Electricity Cable Outlet	SWP	Soil Vent Pipe
EJB	Electricity Junction Box	SW	Stone Wall
EL	Eaves Level	SY	Stay
EP	Electricity Pole	THL	Threshold Level
ER	Earthing Rod	TP	Telegraph Pole
FIG	Feeds Into Ground	UP	Up
Fl	Floodlight	VP	Vent Pipe
FL	Floor Level	VSP	Vent Soil Pipe
FS	Flagstaff	VT	Vent
GAS	Gas Outlet Pipe	WB	Wash Basin
GMK	Gas Meter Marker	WMK	Water Marker
L	Light	WT	Water Tap
LB	Letter Box		

BH	Beam Height	AH	Apex Height
BSPH	Beam Spring Height	SPH	Spring Height
BAH	Beam Apex Height	AL	Apex Level
UBL	Under Beam Level	SPL	Spring Level
BSP	Beam Spring Level	RAL	Ridge Apex Level
BAL	Beam Apex Level	RAH	Ridge Apex Height
BL	Beam Level		
WS	Window Sill Height	CH	Ceiling Height
WH	Window Head Height	CH (F)	Ceiling Height (False)
WAH	Window Arch Height	CL	Ceiling Level
WSPH	Window Spring Height	CSU	Ceiling Slopes Upwards
WSL	Window Sill Level	BG	Break Glass
WHL	Window Head Level	FA	Fire Alarm
WAL	Window Arch Level	FEsc	Fire Escape
WSP	Window Spring Level	FHMK	Fire Hydrant Marker
		FHo	Fire Hose
		FX	Fire Extinguisher

DSL	Door Sill Level	PL	Perlin Level
DHL	Door Head Level	PH	Perlin Height
DS	Door Sill		
DH	Door Head Height		

Rev.	Date	Amendments

LEWIS BROWN
 CHARTERED
 LAND SURVEYORS **RICS**

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CLIENT:
 SUMMERFIELD DEVELOPMENTS
 TAUNTFIELD
 SOUTH ROAD
 TAUNTON
 TA1 7ND

TITLE:
 1 THE CRESCENT
 TAUNTON
 SECOND FLOOR
 MEASURED BUILDING SURVEY

Drawing Number: N07488_SFX		Revision:
Scale: 1:100	Survey Date: 12:2007	Sheet: 4 of 4
Drawn: RCM		Checked: RDJB