

**Viewing: strictly by appointment with the Agent**

**1 CHARTFIELD HOUSE  
CASTLE STREET  
TAUNTON  
SOMERSET  
TA1 4AS**

**GROUND FLOOR OFFICE SUITE**

**TO LET**

575sqft (53m<sup>2</sup>)



## **LOCATION**

Chartfield House is located in Taunton town centre next to the bus station and the Castle Hotel having easy access to the town centre via either Corporation Street or the Castle Hotel archway.

There is plentiful car parking is Castle Street and The Crescent.

Chartfield House is a purpose built office building constructed in the late 1980's within four office suites which the subject property comprises the ground floor only of no.1, closest to the River Tone.

## **DESCRIPTION**

The office suite is mainly open plan however there is one interview/meeting room at the rear of the suite which also benefits from a kitchenette and space for a fridge.

There is also a useful downstairs storage cupboard.

The office itself has full carpeting, suspended ceiling with category II strip lighting and gas fired central heating with radiators. It is presented in good decorative condition.

The windows are single glazed sash windows to all elevation.

Access into the building is by way of several steps leading into a shared entrance lobby.



## **ACCOMMODATION**

Overall dimensions approximately 35' x 12'10"

Rear office                    8'4" x 15'

**Total floor area        575sqft**

## **BUSINESS RATES**

Rateable Value        £4,300            2018/2019

The property will qualify for small business rates allowance. Contact Taunton Deane Borough Council for full information.

## **LEASE TERMS**

The office suite is offered by way of a new three year lease, or a longer term to be agreed.

## **RENT**

£5,750 per annum.

There is also a service charge in respect of all shared services including heating, electricity and water. Details upon application.

## **ENERGY PERFORMANCE CERTIFICATE**

This is attached to the particulars and the rating is "C" (58).

## **LEGAL COSTS**

Each party to bear their own legal costs in the transaction.