



Self Contained Office Building with Parking

TO LET



4 The Crescent, Taunton, Somerset, TA1 4EA.

- Mid terrace Town Centre office location.
- Attractive Grade II listed three storey property with a basement.
- Large rear yard suitable for car parking.
- Total Accommodation: 2,090 sq ft / 194.17 sq m.
- Rent: £21,500 per annum. Lease terms to be negotiated.

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LOCATION

4 The Crescent is located along one of Taunton's most prestigious office locations, The Crescent, within a couple of minute's walk of the town centre where there are extensive retail and restaurant premises. Nearby occupiers include Somerset County Council, the County and Magistrates Courts, Davitt Jones Bould solicitors, The Crescent Clinic physiotherapists as well as recruitment and estate agencies.

Taunton is the county town of Somerset and its principle administrative centre with a population approaching 70,000 and a catchment population over 350,000.

Taunton is located adjacent to J25 of the M5, providing access to Bristol and Exeter. Taunton has a mainline train station with direct links to Paddington Station in London.

DESCRIPTION

The premise is arranged over basement, ground, first and second floors.

The property has recently been used as a Dentists Practice (D1 use) and is undergoing a full refurbishment.

The property is suitable for office use as well as clinic, health centre, art gallery, with alternative uses also considered.

ACCOMMODATION

Total Accommodation: 2,090 sq ft 194.17 sq m.

BUSINESS RATES

Rateable Value is £23,000. Interested parties should make their own enquiries with the Local Authority to ascertain the rates payable. A change in occupation may trigger an adjustment in the rating assessment.

TERMS

The premises is available via a subletting of the existing lease, set to expire on 16th September 2019, or via a new lease by negotiation on full repairing and insuring terms for a term to be agreed. The rent is £21,500 per annum.

VAT

VAT is payable if applicable.

CONTACT

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