



Ground and First Floor Offices with Car Parking

TO LET



COMPASS HOUSE, 6 BILLETFIELD, TAUNTON, SOMERSET, TA1 3NN.

- Prominent town centre location along the A38 within a short walk of the town centre.
- Ground floor offices 495 sq ft (46 sq m) and kitchenette 80 sq ft (7.43 sq m).
- First Floor offices 595 sq ft (55 sq m).
- Three car parking spaces available in the rear yard area.
- Rent: £12,500 per annum / £1,041.67 per month (plus VAT).

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608 / 01278 439439

Email: tony@cluff.co.uk

LOCATION – Compass House occupies a prominent position fronting onto Billetfield (A38), a busy route around the town centre which links with Junction 25 of the M5 motorway, a journey of 2.5 miles to the east.

Taunton’s town centre is within easy walking distance and boasts a wide range of shopping, leisure and dining premises as well as office occupiers and

Taunton is the county town of Somerset, with a population of approximately 65,000, is conveniently located near the M5 and has a mainline train station.

DESCRIPTION – Compass House comprises of offices accommodation over two floors, with a rear yard area providing three car parking spaces, accessed via Mountway to the west. The ground floor is arranged as three office rooms, a kitchenette with access to the rear and a WC facility. The first floor is arranged as four office rooms as well as a WC facility.

The accommodation have recently been refurbished, to include gas central heating, UPVC double glazed windows, CAT II lighting in the offices; are carpeted throughout and benefit from good natural light and CAT 5 wiring.

The offices are suitable for A2 (Financial and Professional Services) Office use. Alternative uses, such as D1 (Medical & Clinic) Use considered subject to the relevant planning consent.

ACCOMMODATION – Our measured internal floor areas are as follow:-

Ground Floor:

Offices – 495 sq ft / 45.99 sq m.
Kitchenette – 80 sq ft / 7.43 sq m.

First Floor:

Offices – 600 sq ft / 55.74 sq m.

BUSINESS RATES – Rateable Value is £10,000. The 2017 Draft Valuation is £8,900 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 are available via a new lease for a term by arrangement at an annual rent of **£12,500 per annum**. A three months rent deposit will be required. Terms for individual floors will be considered.

EPC – The energy performance rating is D83.

LEGAL COSTS – The proposed new tenant will be responsible for a contribution towards the landlord’s reasonable legal costs incurred.

