



Viewing by strict appointment only with the Agents

**FIRST FLOOR OFFICES
8 HAMMET STREET
TAUNTON
SOMERSET
TA1 1RZ**

PRESTIGE FIRST FLOOR OFFICE SUITE

886 SQ FT

TO LET



First Floor offices 8 Hammet Street, Taunton

LOCATION

The property is situated in Hammet Street on the corner with Church Square located above Jackson Stops Estate Agents.

Hammet Street is regarded as the premier office location in Taunton comprising a spectacular parade of listed Georgian buildings which lead up to St Marys Church in the centre of the town. There is a large public car park at Canon Street located on the other side of the church and all town centre facilities are situated in Fore Street with the cricket ground also located nearby. There is further car parking in Whirlygig Lane close to the rear of the building.

DESCRIPTION

Approached from the Hammet Street frontage through an impressive entrance way, a period staircase rises to the first floor landing with the offices all situated off the landing which has a W.C adjacent.

The suite has good ceiling height and many period features and comprises in total five rooms one of which will have a sink unit installed for use as a kitchenette.

Three of the rooms have windows overlooking Hammet Street itself with the remaining rooms to the side and rear.

The offices have the benefit of night storage heating.

Office suite of this quality within such an attractive period building are seldom available and the office represent a rear opportunity to lease prestigious offices within this Grade II* listed building.

The office sizes are as follows-;

ACCOMMODATION

Office 1	15'8" x 14' 6"	227 sq ft
Office 2 front	7'1" x 15'10"	122 sq ft
Office 3	15'9" x 15'11"	250 sq ft
Office 4	12'8" x 12' 2"	154 sq ft
Office 5	12'9" x 10' 5"	<u>133 sq ft</u>
Total		886 sq ft

BUSINESS RATES

To be assessed but likely to be below the small business exemption threshold.

LEASE TERMS

The property is offered on internal repairing terms with a service charge to cover shared and external maintenance.

RENT

£8,950 per annum exclusive (VAT is not applicable).

SERVICE CHARGE

Approximately £2,000 per annum to cover water, insurance and all shared facilities.

ENERGY PERFORMANCE CERTIFICATE

The property is exempt as it is a listed building.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

VIEWINGS

The property is currently occupied. All viewings **strictly by appointment** with the Agents Cluff Commercial Ltd.

CONTACT

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