

EAST REACH HOUSE

**FLEXIBLE OFFICE SUITES
WITH PARKING**

**INCLUSIVE DEALS
AVAILABLE**

**FROM 512 – 14,623 SQ FT
(47.6 – 1,358.4 SQ M)**

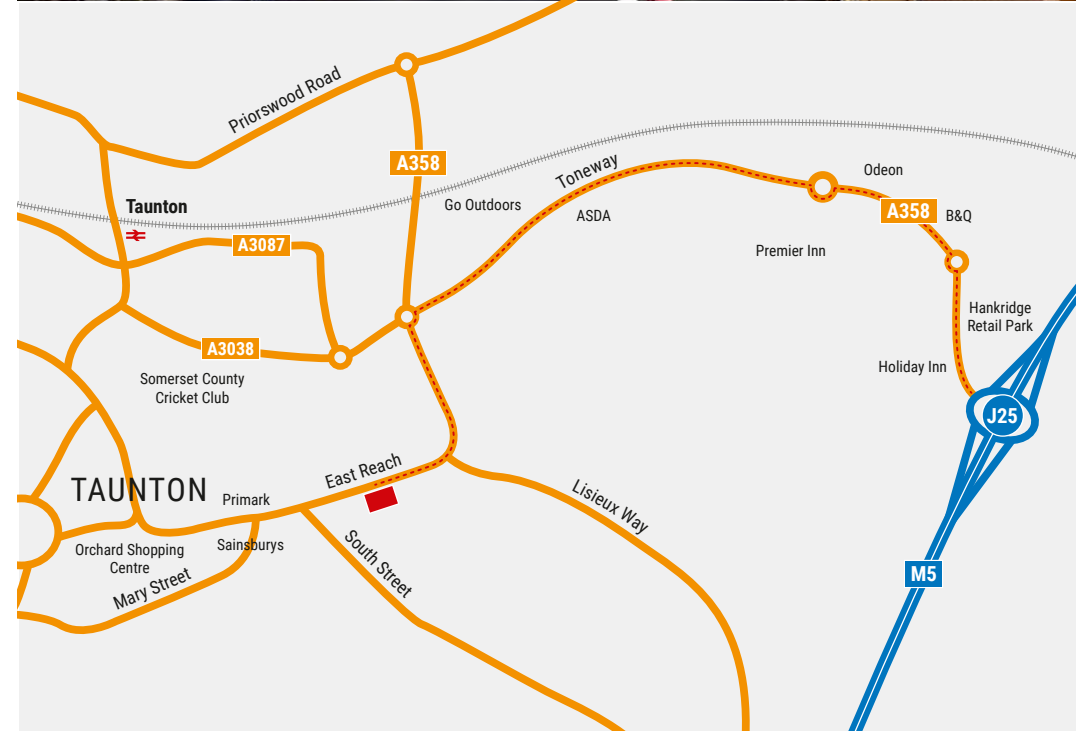
**EAST REACH HOUSE
TAUNTON
TA1 3EN**



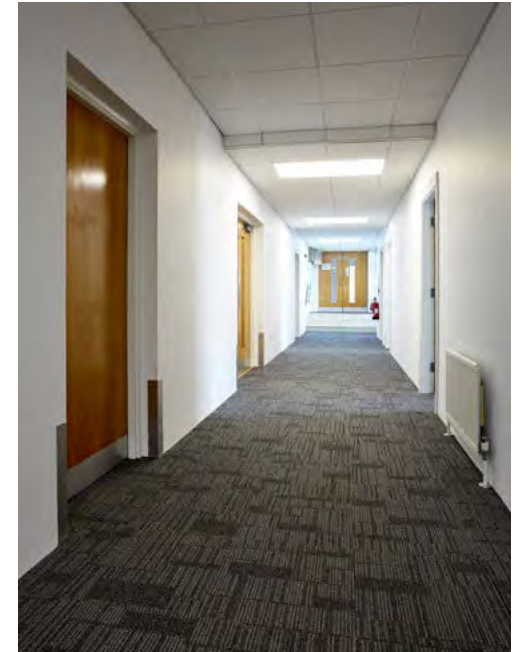
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Location

Taunton is the principal commercial, administrative and retail centre for Somerset and is one of the fastest growing locations in the south west. It was awarded 'Garden Town' status in 2017. Communications are excellent with Junction 25 of the M5 only 1.50 miles east of the town centre giving direct access to Bristol 47 miles north and Exeter 37 miles south. The town's railway station provides direct services to London Paddington (with a typical journey time of 1 hour 45 minutes), Bristol, Birmingham, and Exeter. Both Bristol and Exeter Airports are located within an hour's drive. East Reach House occupies a prominent edge of town centre location fronting East Reach which forms part of the main route from the M5 to the town centre. There are a number of major commercial occupiers in the vicinity. The M5 lies 1.25 miles to the east and the railway station 0.75 mile to the north west.



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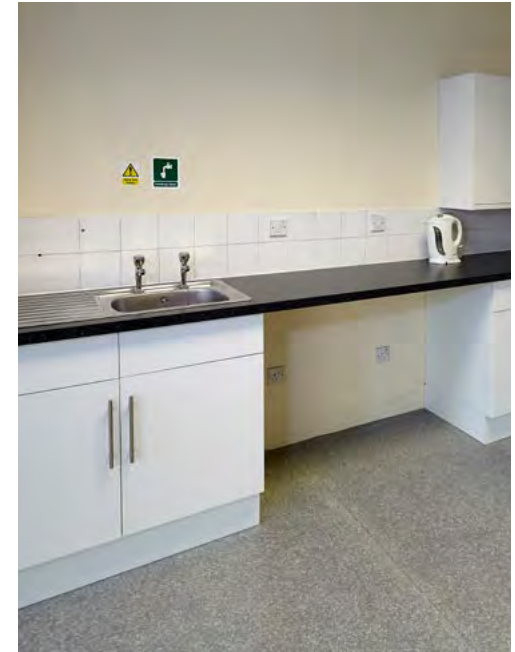


Description

This impressive Grade II Listed Building has been extensively rebuilt behind the attractive Georgian façade. It provides well specified and flexible office accommodation over 3 floors benefitting from the following:

- Gas fired central heating
- Video entry system to all suites
- New carpets throughout
- Passenger lift to all floors
- Suspended ceilings with inset lighting
- Raised access floors with compartment floor boxes for power, data and telecommunications
- Generous floor to ceiling heights to the majority of areas ensuring good natural light
- Full height windows to some elevations
- Mixture of open plan and cellular layouts
- Car parking ratio of 1:406 sq ft
- Imposing front entrance with refurbished entrance hall
- Range of hard and soft landscaping to external areas

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Leases

The Suites are offered by way of new internal repairing and insuring leases outside the security of tenure provisions of the 1954 Landlord and Tenant Act for a term of years to be agreed with rent reviews as appropriate.

Legal Costs

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

Business Rates

Some tenants may qualify for small business rate relief. Interested parties should make their own enquiries to Taunton Deane BC to ascertain rates payable.

References/Rental Deposits

Financial references may be sought from prospective tenants prior to agreement. Rental deposits may be required subject to Landlord's discretion.

EPC

The energy performance certificate rating for the suites are C or D. Full certificates and recommendations can be provided on request.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



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Rent

Rents are based upon a highly competitive £13.00 per sq ft / £139.93 per sq m to include all service charges, maintenance, repair and running costs for the building with the exception of electricity which will be charged on a proportionate floor area basis.

VAT

VAT will be charged on the rent.

Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents.



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Important Notice. These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. (Subject to contract). AK/NA/Hollister 2271 04/2019

Availability

Suite No.	Level	Sq ft	Sq m	Rent pa (inclusive of Service Charge)	Rent pcm (inclusive of Service Charge)	Rateable Value	Parking
Suite 1	2	LET	LET	LET	LET	LET	LET
Suite 2	2	LET	LET	LET	LET	LET	LET
Suite 3	2	LET	LET	LET	LET	LET	LET
Suite 4	2	LET	LET	LET	LET	LET	LET
Suite 5	3	2,637	244.98	£ 34,250	£2,855	-	6
Suite 6	3	LET	LET	LET	LET	LET	LET
Suite 7	3	1,119	103.96	£14,457	£1,212	£5,900	3
Suite 8	3	2,409	223.82	£31,350	£2,613	-	6
Suite 9	4	1,629	151.34	£ 21,200	£ 1,767	£11,500	4

Level 3 has a combined Rateable Value of £35,750 and may be subject to a split into individual suites upon occupation.

Additional costs: Electricity and Buildings Insurance assessed on a proportionate floor area basis.

*NB - You can get small business rate relief if: (i) your property's rateable value is less than £15,000 and (ii) your business only uses one property (although you may still be able to get relief if you use more). Contact Taunton Deane BC to apply for small business rate relief. If you qualify for rates relief, you won't pay business rates on a property with a rateable value of £12,000 or less. For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%. (Subject to contract).