



TO LET

SUITE A3, MANSFIELD HOUSE, SILVER STREET, TAUNTON, SOMERSET, TA1 3DN

N.I.A OF APPROX. 21.08 SQ M (227 SQ FT)

- Ground floor office suite within Grade II* Listed building.
- Self-contained office suite of two offices, kitchen and WC facility.
- Onsite parking for 2 vehicles.
- Town centre location.

LOCATION

The office is located on the edge of the centre of Taunton, conveniently situated next to Sainsbury's petrol filling station.

CONTACT

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DESCRIPTION

Located on the edge of the town centre of Taunton. The suite provides two rooms with fluorescent lighting and UPVC windows to the front on the ground floor of a Grade II* Listed property.

The suite is carpeted with electric heating, alarm, WC facility and has a kitchen with stainless steel sink unit with cupboard below.

The office suite is next to Sainsbury's petrol filling station and has a large asphalt car park with space for 2 vehicles

Rateable value: £3,200.

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk.

TERMS

The property is available by way of a new lease on flexible terms to be agreed at a quoting rent of £6,500 per annum plus VAT.

EPC

EPC awaited.

ACCOMMODATION

All measurements approximate.

Ground Floor:

Office 1: 4.35m x 2.92m = 12.70 Sqm

Office 2: 3.29m x 2.55m = 8.38 Sqm

Kitchen: 2.27m x 1.37m

WC

Outside: Asphalt car park with parking for 2 vehicles.

LEGAL COSTS

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

VIEWINGS

Strictly via the sole agents:

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BUSINESS RATES

According to the valuation office website, the premises are assessed as follows:

For details of all commercial properties marketed through this firm please visit:

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