



TO LET

**SUITE 2 HIGHER FORD, FORD, WIVELISCOMBE, TAUNTON,
SOMERSET, TA4 2RL**

N.I.A OF APPROX. 52.96 SQ M (570 SQ FT)

- **High quality office suite within these award winning barn conversions.**
- **Rural setting only 1 mile from the town of Wiveliscombe.**
- **Self-contained office suite with kitchen and disabled WC facility.**
- **4x parking spaces plus parking as required and 100mb leased line recently installed.**

LOCATION

Higher Ford is an award winning development of converted traditional barns which now provide high quality office accommodation within a rural setting. The offices are located 1 mile to the North of the town of Wiveliscombe located on the B3188. The property occupies an elevated position on the edge of the Hamlet of Ford.

Wiveliscombe is a popular Somerset town located 10 miles to the West of the county town of Taunton. Junction 25 of the M5 motorway at Taunton and junction 26 at Wellington are both within easy reach.

CONTACT

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IMPORTANT INFORMATION

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SUITE 2 HIGHER FORD WIVELISCOMBE

DESCRIPTION

Open plan office suite of 9.56m x 5.54m with exposed roof trusses, lino wooden effect flooring, under floor heating, alarm, computer trunking and modern lighting. Suite 2 has a kitchen of 1.87m x 1.49m and a disabled WC facility.

Outside there are landscaped grounds including an asphalt car park for vehicles with 4x parking spaces plus an overflow car park laid to scalping at the top of the site.

ACCOMMODATION

All measurements approximate.

	Sq M	Sq Ft
Office	52.96	570
Kitchen	2.78	30
External WC		

BUSINESS RATES

According to the Valuation Office website, the premises are assessed as 1st April 2023 to present: £6,100. From 1st April 2027: £6,700. For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

TERMS & RENTAL

The office suite is available by way of a new lease on terms to be agreed at a quoting rent of £8,950 per annum plus VAT to include the service charge to cover security, health & safety including the fire system, grounds maintenance and the utilities including water, waste disposal and sewerage plus the leased internet line. Further information can be provided.

EPC

Rated C.

LEGAL COSTS

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

VIEWINGS

Strictly via the sole agents:

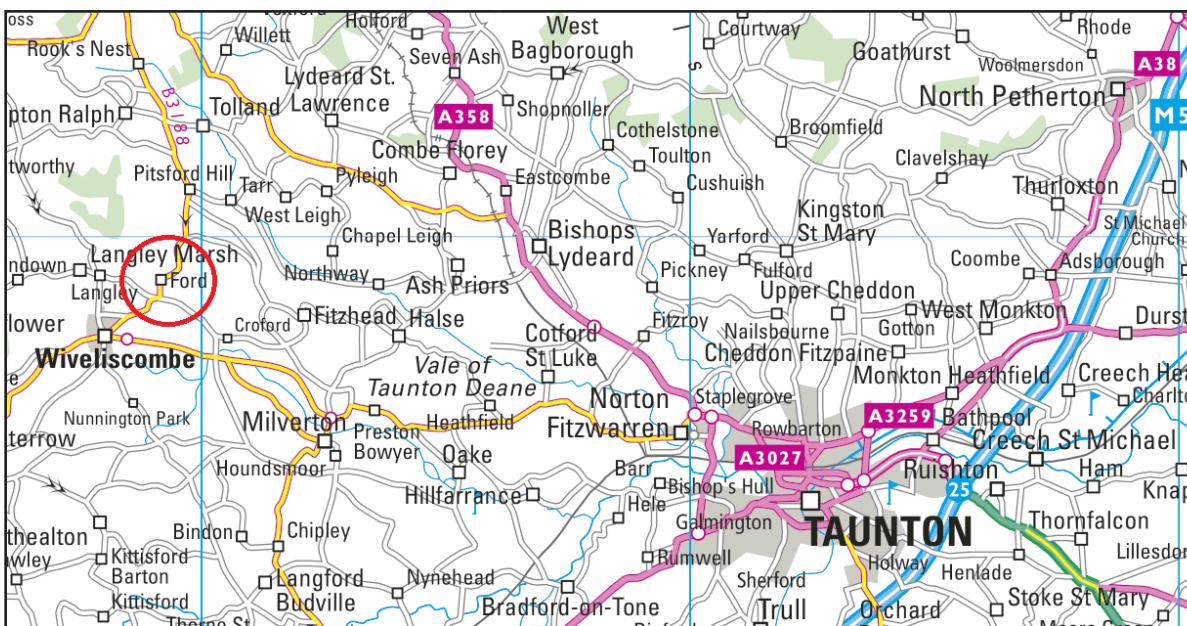
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SUBJECT TO CONTRACT

**Carter
Jonas**