OFFICE SPACE TO LET

Neil Atkinson & Company

14 Hammet Street - Taunton - Somerset - TA1 1RZ

LOCATION

Taunton is the administrative and economic centre of Somerset and is situated beside the M5. It has a district population of 110,000. The town is one of the fastest growing locations in the South West with the population planned to increase by 25% to 2028. 'Garden Town' status was awarded in 2017 to further stimulate growth and improvement. Taunton has good communications with Junction 25 of the M5 located 2 miles to the east of the centre. Taunton Rail Station provides regular services to London, Bristol and Exeter with a typical journey time to the capital of 1 hour 50 minutes. Hammet Street is located within the heart of the town and comprises mainly period buildings converted to office accommodation. Nearby occupiers include solicitors, surveyors and estate agents.

DESCRIPTION

14 Hammet Street comprises a Grade II * Listed Building. The accommodation is accessed via an internal staircase from Hammet Street and comprises first and second floor period style accommodation with good natural light and requiring refurbishment.

NET INTERNAL AREAS

First Floor	42 sq ms / 448 sq ft
Second Floor	42 sq ms / 454 sq ft
TOTAL	84 sq ms / 902 sq ft

USE

Offices (B1)

BUSINESS RATES

To be assessed.

27 Canon Street
Taunton TA1 1SW
neil@neil-atkinson.co.uk

T: 01823 601160
M: 07768 317740
www.neil-atkinson.co.uk

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EPC RATING

The building is Listed and an EPC is not required for letting.

LEASING

Available on the basis of a full repairing and insuring lease for a term to be agreed.

RENT

On application to Neil Atkinson & Co.
Significant incentives available.

VAT will be chargeable on rent.

VIEWING

By appointment with sole agents Neil Atkinson & Co.

MISREPRESENTATION CLAUSE & DECLARATION

Neil Atkinson & Co for themselves and for the Lessors of this property whose agents they are give notice that:

The particulars are set out as a general outline only for the guidance of intending Lessees and do not constitute, nor constitute part of, an offer or contract;

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending Lessee should not rely on them as statements or representation of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them:

The Lessor does not make or give and neither Neil Atkinson & Co nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property;

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective Lessees should satisfy themselves as to the fitness of such equipment.

Subject to Contract & Exclusive of VAT.

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