



TO LET

1 HIGHER FORD, FORD, WIVELISCOMBE, TAUNTON, SOMERSET, TA4 2RL

N.I.A OF APPROX. 54.97 SQM (592 SQFT)

- **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 WC facility.**
- **Onsite parking as required and 100mb leased line.**

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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UNIT 1 HIGHER FORD, WIVELISCOMBE

DESCRIPTION

The office suite of 10.18m x 5.40m includes such features as exposed roof trusses, under floor heating, alarm, computer trunking and modern lighting.

Unit 1 has an office of 8.05m x 5.40m, a kitchen of 1.98m x 1.60m and disabled WC facility.

Outside there are landscaped grounds including an asphalt car park for vehicles with 1 space opposite the office suite and an overflow car park laid to scalping at the top of the site.

ACCOMMODATION

All measurements approximate.

	Sq M	Sq Ft
Office	43.74	468
Kitchen	3.17	34
Disabled WC		

BUSINESS RATES

According to the Valuation Office website, the premises are assessed as the following: Rateable value: £5,400. For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

TERMS

The office suite is available by way of a new lease on terms to be agreed at a quoting rent of £7,950 per annum plus VAT.

EPC

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:

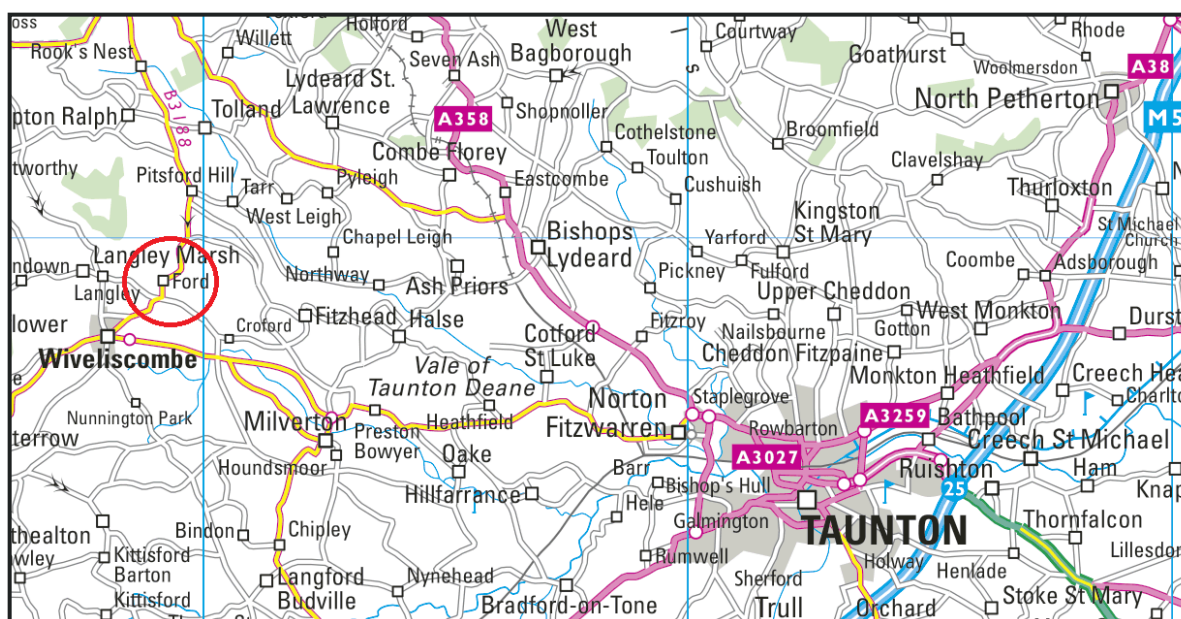
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SUBJECT TO CONTRACT

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**Carter
Jonas**