



# TO LET

**SUITE A2, MANSFIELD HOUSE, SILVER STREET, TAUNTON, SOMERSET, TA1 3DN**

**N.I.A OF APPROX. 69.11 SQ M (744 SQ FT)**

- **Ground floor office suite within Grade II\* Listed building.**
- **Self-contained office suite of four offices, kitchen and WC facility.**
- **Onsite parking for 6 vehicle.**
- **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

Carter Jonas LLP

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# A2 MANSFIELD HOUSE TAUNTON

## DESCRIPTION

Located on the edge of Taunton town centre, next to Sainsbury's petrol filling station.

The office suite is situated on the ground floor of a Grade II\* Listed property and provides four rooms with fluorescent and spot lighting.

The suite is carpeted with electric heating, a WC facility and kitchen with stainless steel sink unit with cupboards. Access is via metal steps leading down to a concrete ramp with further steps leading into the office.

There is a large asphalt car park with space for 6 vehicles.

Outside there is an asphalt car park with parking for 6 vehicle.

## BUSINESS RATES

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

Rateable value: £7,700.

For verification purposes, interested parties are advised to make their own enquiries on [www.voa.gov.uk](http://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 £9,950 per annum plus VAT.

## ACCOMMODATION

All measurements approximate.

### Ground Floor:

Reception of 4.91m x 3.63m

Corridor

WC facility

Kitchen of 2.33m x 1.20m

Office 1 of 5.24m x 4.30m, interconnecting door into office 2.

Office 2 of 5.54m x 2.71m with display window overlooking Silver Street.

Office 3 of 3.93m x 3.50m with built-in cupboard.

## EPC

Awaited.

## LEGAL COSTS

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

## VIEWINGS

Strictly via the sole agents:

Stephen Richards

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