



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 1 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

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A3 MANSFIELD HOUSE TAUNTON

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 1 vehicle.

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 1 vehicle.

BUSINESS RATES

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

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 £5,500 per annum plus VAT.

EPC

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:

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