



# 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

Carter Jonas LLP

Quad 4000, Blackbrook Business Park, Taunton, Somerset, TA1 2PX

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**Stephen Richards**

Partner

01823 428 590 | 07968 216 596

[Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale



# 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](http://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 £7,950 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:

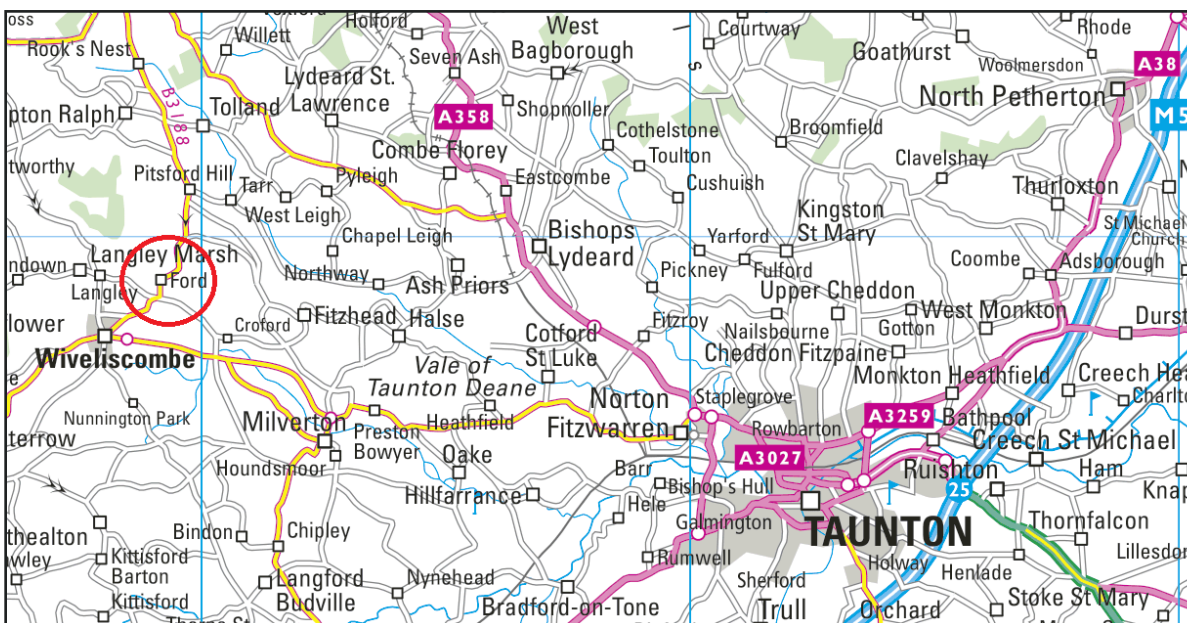
Stephen Richards

T: 01823 428 590 | M: 07968 216 596

E: [Stephen.richards@carterjonas.co.uk](mailto:Stephen.richards@carterjonas.co.uk)

For details of all commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**SUBJECT TO CONTRACT**

**Carter  
Jonas**