



TO LET

8 THE CRESCENT, TAUNTON, SOMERSET, TA1 4EA

N.I.A OF APPROX. 186.10 SQ M (2,003 SQ FT)

- **Grade II Listed mid-terrace office building over four floors.**
- **The property provides high quality office accommodation.**
- **Central location within walking distance of the town centre.**
- **3 allocated car parking spaces in car park to the rear.**

LOCATION

The office is located in the centre of Taunton within a favoured address opposite County Hall within walking distance of the town centre. The property faces onto The Crescent and to the rear is a public car park.

CONTACT

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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

DESCRIPTION

Ground floor:- Entrance hall, stairs to first floor accommodation and doors to rooms. Glazed door leading down to the lower ground floor.

Office 1 of 3.89m x 5.08m with arch window to front overlooking The Crescent. Double doors leading through into:-

Office 2/boardroom of 6.62 x 4.81m with Edwardian cast iron open fireplace with ceramic tiled hearth, marble surround and mantle. Double height windows to rear overlooking The Crescent car parking with original shutters. Door leading into hall.

First floor:- Landing with window to front overlooking The Crescent with a cast iron Juliet balcony.

Office 3 of 4.94m x 3.96m with window to front overlooking The Crescent with cast iron Juliet balcony. Former doorway leading through into office 4.

Inner hallway with kitchenette plus ladies and gents WC facility.

Office 4 of 4.87m x 4.74m accessed from inner hall with window overlooking The Crescent car park. Former doorway into office 3. Range of wall and base cupboards with rolltop worksurfaces.

Second floor:- Landing with window to front overlooking The Crescent.

Office 5 of 5.08m x 3.60m with window to front overlooking The Crescent. Original built-in painted cupboard. Doorway into office 7.

Inner hall with skylights and access to the roof.

Office 6 of 3.30m x 3.53m with window to rear overlooking The Crescent car park.

Office 7 of 4.88m x 3.27m with window to rear overlooking The Crescent car

park and doorway into office 5.

Lower ground floor:- Hall with wooden glazed door to the front courtyard with steps leading up to street level. Understairs cupboards. Alarm pad.

Office 8 of 4.85m x 3.55m with window to front with shutters. Built-in original wooden painted cupboard. Door into office 9.

Office 9 of 4.65m x 3.65m accessed from the hall with window to rear overlooking the car park. Wall mounted Viessmann gas boiler.

Kitchen of 4.67m x 1.14m accessed from the hall. Range of base units with rolltop worksurfaces with inset stainless steel sink unit. Inner hall with UPVC double glazed door leading out onto rear car park. Cloakroom with skylights and a white suite of low-level WC and pedestal wash hand basin, ceramic tiled floor.

Office 10 of 2.64m x 4.46m with window to side and UPVC double glazed window to rear. UPVC double glazed door leading out onto the car park. Ceramic tiled floor.

Outside to the front is a front courtyard at basement level with flagstones and steps leading to street level.

Rear car park is laid to asphalt with 3 allocated parking spaces. The car park is shared with the adjoining properties in The Crescent. Accessed via The Crescent public car park.

TERMS

The office suite is available by way of a new lease on terms to be agreed.

RENT

£15,000 per annum.

EPC

EPC Exempt because the property is Listed.

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SUBJECT TO CONTRACT



8 THE CRESCENT, TAUNTON

ACCOMMODATION

All measurements approximate.

	Sq M	Sq Ft
Ground Floor		
Entrance hall		
Office 1	19.76	213
Office 2/ boardroom	31.84	343
First Floor		
Landing		
Office 3	19.56	210
Ladies/gents WC		
Office 4	23.08	248
Second floor		
Landing		
Office 5	18.29	197
Office 6	11.65	125
Office 7	15.96	172
Lower Ground Floor		
Office 8	17.22	185
Office 9	16.97	183
Kitchen	5.32	57
Inner hall		
Office 10	11.77	127
Total	186.1	2,003

BUSINESS RATES

According to the Valuation Office website, the premises are assessed as the following:

Rateable value: £20,250

For verification purposes, interest parties are advised to make their own enquiries on www.voa.gov.uk.

LEGAL COSTS

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

VIEWINGS

Strictly via the sole agents:

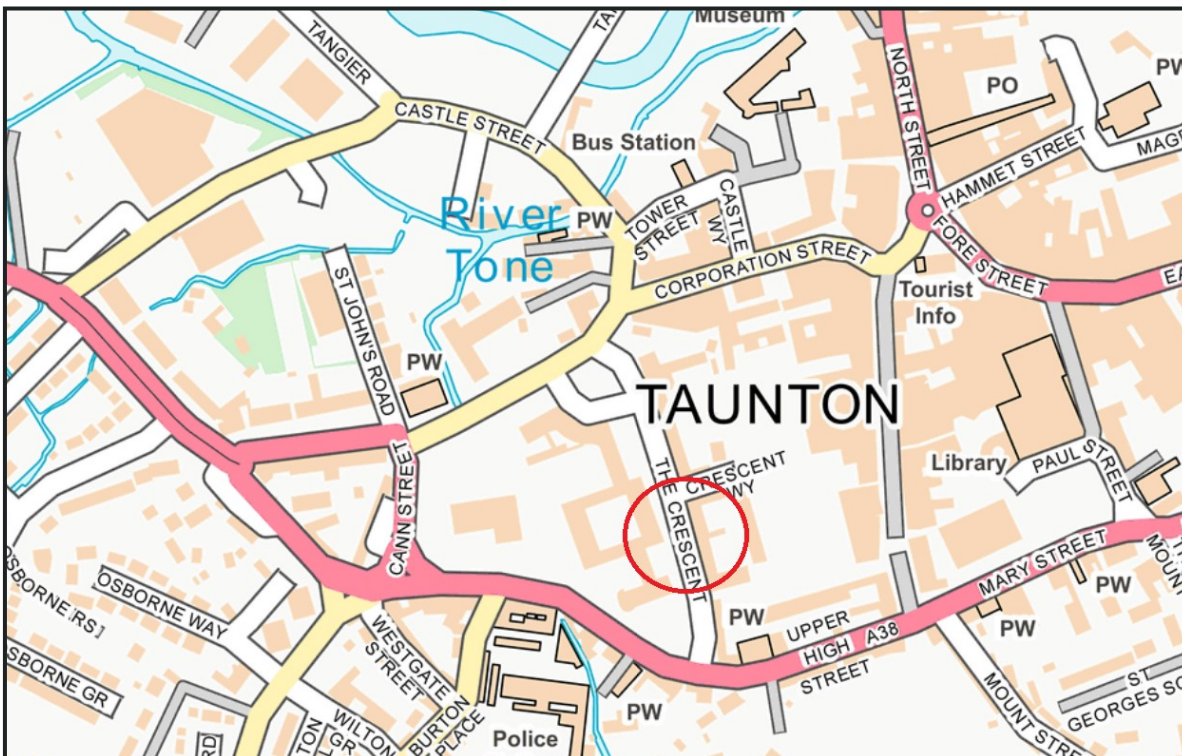
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Jonas**