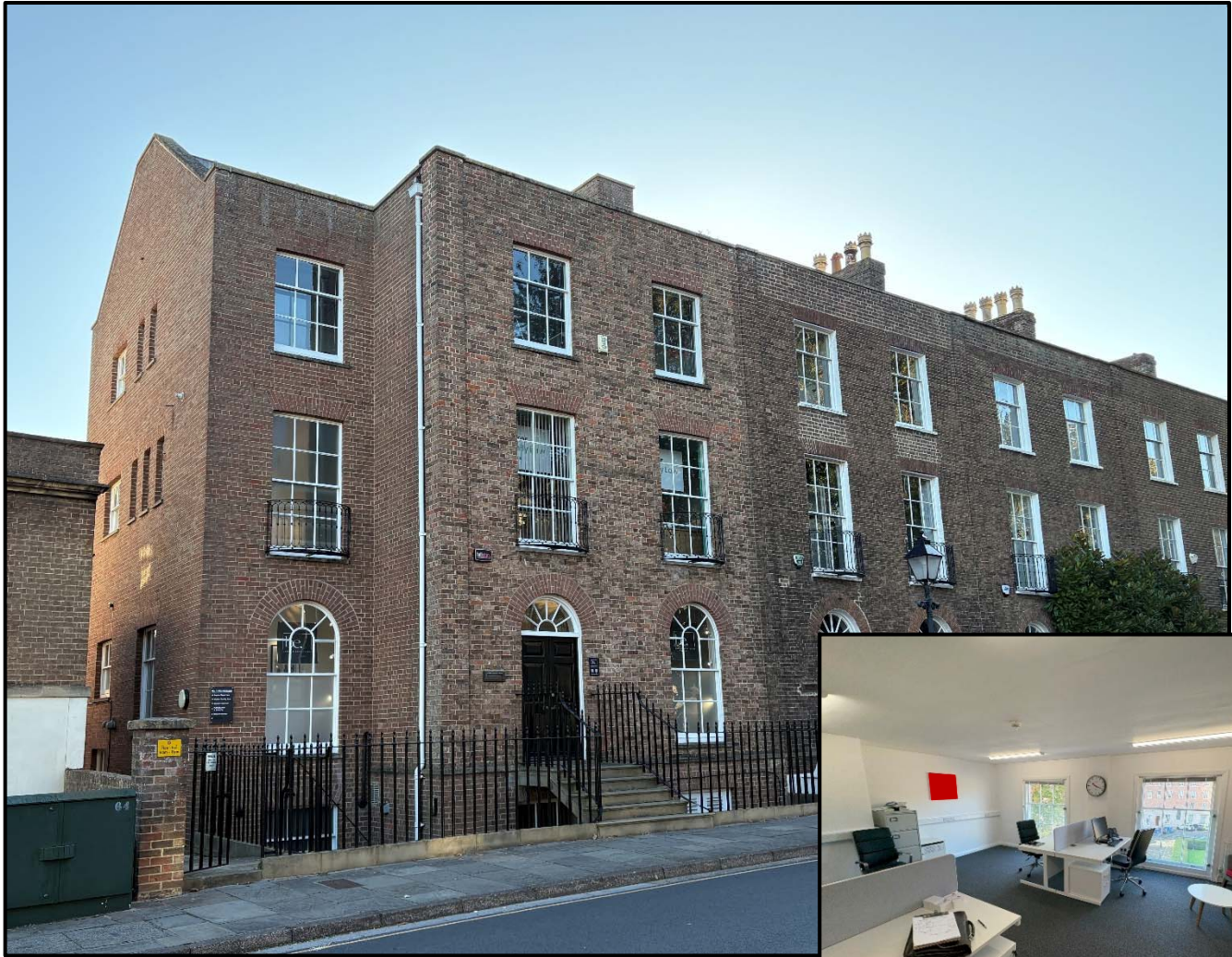


TAUNTON

**PRESTIGIOUS TOWN CENTRE
OFFICES
WITH CAR PARKING**

TO LET

360 – 792 FT² / 33.5 – 73.61 M²



2ND FLOOR 1 THE CRESCENT TAUNTON TA1 4EA

Victoria House • Victoria Street • Taunton TA1 3FA

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01823 353033

LOCATION

The Crescent is in the centre of Taunton, the county town of Somerset and the administrative centre for public, financial and professional services. The building occupies an accessible position opposite County Hall, close to the town centre, County and Magistrates Courts. The location is popular, with cafés and shops nearby as well as having easy access to other town centre services and nearby public car parking.

Taunton is an expanding sub-regional centre and enjoys good communication links by road from Junction 25 or 26 of the M5 Motorway, and by rail with a 105 minute express service to London Paddington.

DESCRIPTION

1 The Crescent is an attractive, Grade II listed building in a prominent position in the Georgian frontage and with vehicle access from The Crescent Car Park directly to the rear. The second floor offices are laid out as two suites, available separately or combined. The offices retain attractive period features but have been upgraded to meet current office standards. The common areas provide WC facilities and each letting unit has its own kitchen point, alarm and entry-phone.

The suites benefit from **two car parking spaces** located directly to the rear of the property.

FLOOR AREAS & RENT

The property has the following Net Internal Areas:

			Rent p.a.	Parking allocation
Second Floor Front	40.11 m ²	432 ft ²	£4,980	1
Second Floor Rear	<u>33.50 m²</u>	<u>360 ft²</u>	£4,320	<u>1</u>
Total	73.61 m ²	792 ft ²	£9,300	2

LEASE TERMS

New leases are available for a term of 3 or 5 years, contracted out of the Security of Tenure Provisions of Part II of the Landlord & Tenant Act 1954. The tenant will maintain the interior of the offices and the cost of insurance, maintenance and common services are to be recovered by way of a service charge with further details on request.

RATES & ENERGY PERFORMANCE

Second Floor Front		Second Floor Rear	
Description	Offices and Premises	Description	Offices and Premises
Rateable Value	£3,050	Rateable Value	£3,150

Typical Rateable Value of parking space: £770

For details of rates payable please contact Somerset Council on 0300 123 2224.

Energy Performance Certificate: Not applicable due to Listed status.

LEGAL COSTS

Each party is to pay their own legal costs incurred in the letting.

FURTHER INFORMATION AND VIEWING

Please contact: Nigel Hatfield at Hatfield White on 01823 353033. - nhatfield@hatfieldwhite.co.uk

30 September 2025