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Town Centre Offices of some 730 sq m (7,860 sq ft)
Crescent House, The Mount, Taunton

drewpearce 
Chartered Surveyors and Estate Agents

Town Centre Office Building, Crescent House, The Mount, Taunton

Approximately 730 sq m (7860 sq ft) on ground, first and second floors

SITUATION AND DESCRIPTION

Taunton is the principle administrative centre of Somerset located off junction 25 of the M5 motorway. Approximately 40 miles south of Bristol and 35 miles north of Exeter, the town has an immediate population of over 62,000 with an extensive catchment area within a 30 minute drive. The property is situated in the heart of the town centre in a prominent location on a main arterial route through the town within easy walking distance of the retail and business areas.

The property comprises a substantial three storey mainly open plan office building we believe constructed in the late seventies but having been refurbished in more recent years. Internally, the accommodation is carpeted throughout with skirting perimeter trunking incorporating power and telecom distribution in many areas. The accommodation benefits on the ground floor from suspended ceilings with recessed Category 2 fluorescent lighting with disabled WC's at ground floor level and a number of smaller interview rooms. Two staircases serve the upper floors as well as goods/pedestrian lift. The upper floors have excellent natural light, again with suspended ceilings and surface mounted fluorescent lighting. The accommodation has gas fired central heating throughout.

On a mezzanine level are additional male and female toilets with a further useful storage area and computer server room. Layout plans are available upon request.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows. These floor areas have been measured on a net internal basis:-

Ground floor	-	262 sq m	(2,820 sq ft)
First Floor	-	234 sq m	(2,520 sq ft)
Second Floor	-	234 sq m	(2,520 sq ft)
Total	-	730 sq m	(7,860 sq ft)

TENURE AND RENTAL

The property is available by way of a new FRI lease for a term of 5 to 20 years at a rental of £70,750 pax, excluding VAT. There will be provision for rent increases on a five yearly basis.

BUSINESS RATES

Description	:	Office and Premises
Rateable value	:	£62,000

For details of the current rates payable please contact Taunton Deane Borough Council on 01823 356356.

LEGAL COSTS

Incoming tenant to be responsible for a contribution of £750 plus VAT towards the landlord's property incurred legal costs.

SERVICES

We have been advised that mains water, drainage, electricity and gas are available to the premises. We confirm that we have not tested any of these installations and any occupier must satisfy themselves independently as to their condition.

VAT

Under the Finance Act 1989 and 1997 VAT may be levied on the rent or sale price of commercial property. However, we are advised by the landlord that VAT is not payable on the rent in this instance.

VIEWING

Strictly by prior appointment only with the landlord's joint sole agents (Drew Pearce and Aston Rose) for the attention of Tony Noon (01392 201748).

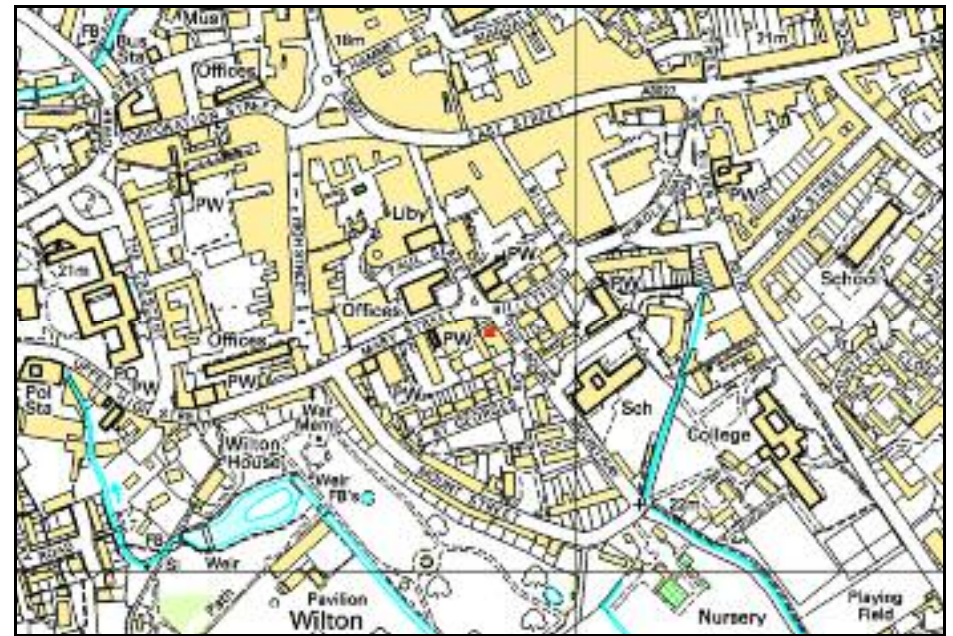


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Property Reference 60-2899





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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan For Illustrative Purposes Only. Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.