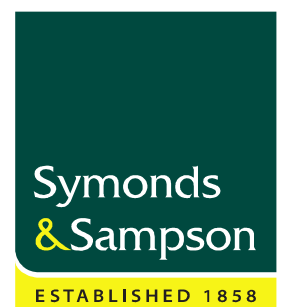




Priorswood Road, Taunton, Somerset, TA2 8DU

First and second floor office suites available (1,500 & 1,800 sq ft)

To Let - £19,500 and £23,400 per annum



Priorswood Road, Taunton, Somerset TA2 8DU

To Let - £19,500 & £23,400 per annum

- 1,500 ft² and 1,800 ft² office suites
- Unfurnished
- Includes 8 onsite parking spaces
- Business rates included in rent
- Self contained kitchen and toilet facilities
- Secure and alarmed site
- Open office suite in modern building
- Spacious, light and airy

Viewing - Strictly by appointment.
Dorchester Commercial office on 01305 261008

The Property

Situated in the Beehive Storage Building, the 1,800 sqft first floor office comprises of 4 private offices and an entrance office area, private kitchen and toilet facilities and large storage room. The 1,500 sqft second floor office comprises of a large open plan office area, 2 private offices plus private kitchen and toilet facilities. Personnel and heavy goods lift is available for both.

All offices have trunked cabling for telephone systems and internet services. Lots of large windows let plenty of light in. The suite benefits from gas central heating and a security system (alarms and CCTV) covering the whole of the building.

Rent includes 8 on site parking spaces and Business Rates. Additional parking is available outside the gates on Priorswood Road.

Situation

Conveniently located just off junction 25 of the M5 motorway on the Priorswood Road heading into Taunton, the offices are part of the Beehive Self Storage facility.

Directions

what3words ///pens.sweep.wings

Services

Mains electricity, gas, water and sewerage services are connected. Ultrafast broadband is available and Mobile coverage for EE, O2, Three and Vodafone is 'likely' according to Ofcom.org.uk.

Local Authority
Somerset Council 0300 123 2224

Business Rates

RV to be assessed (included in rent)

Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

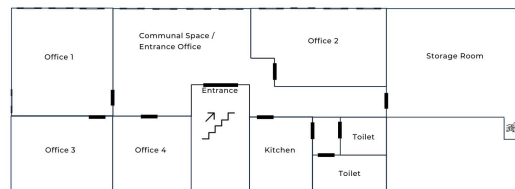
Legal Costs

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

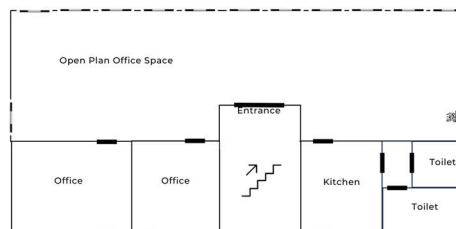
Energy Performance Certificate

Energy Rating: C (59)

First floor office floorplan



Second floor office floorplan



RH/11/07/24



01305 261008

Symonds & Sampson LLP
Burraton House, 5 Burraton Square,
Poundbury, Dorchester, Dorset, DT1 3GR
commercial@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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