

A three-story brick building with a classical portico supported by four white columns. The building has multiple windows, some with white frames and others with dark frames. The sky is blue with some clouds. A red banner with the 'gth' logo is in the top left corner. A green banner with the text 'Offices to Let' is at the bottom. A grey banner with the address is at the very bottom.

gth

Offices to Let

Mary Street House, The Annexe and Mountway House  
Mary Street, Taunton, Somerset TA1 3NW

## Key Facts

- Prominent accessible town centre location.
- Character offices with 70 on site parking spaces.
- Three buildings with 3,911 sq ft, 5,853 sq ft and 2,679 sq ft of offices, plus ancillary accommodation.
- Also available in smaller suites.
- Total 12,443 sq ft available in part or as a whole.
- Available via flexible sub-leases for terms by arrangement.

## Location

Mary Street House, the adjacent Annexe and Mountway House front Mary Street, the A38 on the southern edge of Taunton's town centre and within a short walk of a wide range of leisure and shopping amenities.

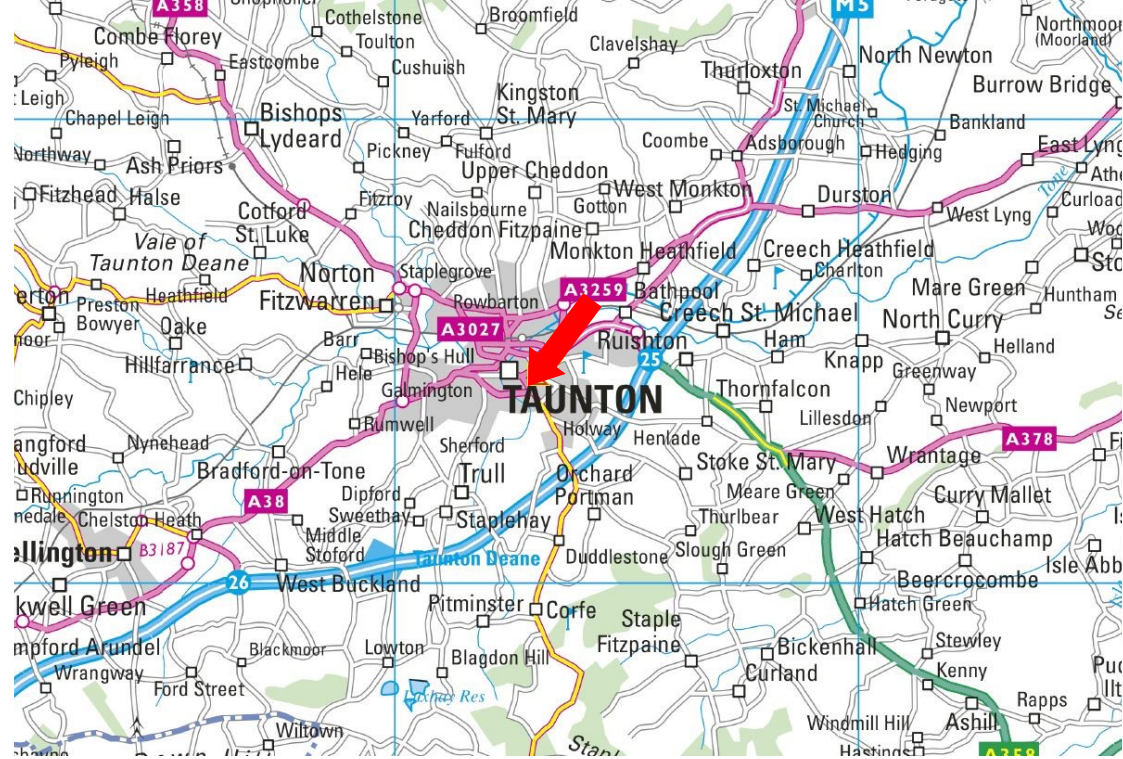
Taunton is Somerset's county town and main commercial centre with a district population of 110,200 (2011 CENSUS) and is conveniently situated close to Junction 25 of the M5 motorway. The town is also connected to the A358, linking with the A303/A30 at Ilminster and the A38 between Bridgwater to Tiverton, whilst the town's railway station provides a mainline service to London Paddington within one hour 45 minutes.

## Description

Situated on their own site with access off Mary Street, the property is arranged as three principle buildings, Mary Street House and The Annexe being linked internally. Each can be occupied independently or, as is currently the case, are suitable for one occupier.

The accommodation provides predominantly cellular offices with gas fired central heating, intruder alarms, kitchen, staff and WC facilities. Mary Street House also has a shower room.

There are approximately 70 on site parking spaces assuming unrestricted access, although notably more assuming restricted access to some.





## Accommodation

Mary Street House:

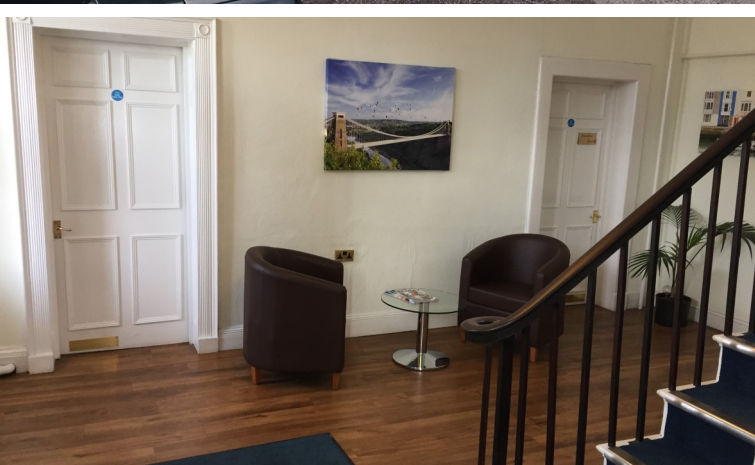
<u>Second Floor</u>		
Offices	79.61 sq m	857 sq ft
<u>First Floor</u>		
Offices	153.01 sq m	1,647 sq ft
Kitchen	2.04 sq m	22 sq ft
<u>Ground Floor</u>		
Offices (incl. Reception)	130.71 sq m	1,407 sq ft
Stores (incl. Strong Room)	44.50 sq m	479 sq ft
Kitchen	4.37 sq m	47 sq ft
<u>Basement</u>		
Stores	<u>31.03 sq m</u>	<u>334 sq ft</u>
<b>Total</b>	<b>445.27 sq m</b>	<b>4,793 sq ft</b>

The Annexe:

<u>Second Floor</u>		
Offices	96.99 sq m	1,044 sq ft
<u>First Floor</u>		
Offices	160.26 sq m	1,725 sq ft
Kitchen	6.41 sq m	69 sq ft
<u>Ground Floor</u>		
Offices	<u>286.51 sq m</u>	<u>3,084 sq ft</u>
<b>Total</b>	<b>550.17 sq m</b>	<b>5,922 sq ft</b>

Mountway House:

<u>First Floor</u>		
Offices	130.99 sq m	1,410 sq ft
Kitchen	5.20 sq m	56 sq ft
<u>Ground Floor</u>		
Offices	117.89 sq m	1,269 sq ft
<u>Basement</u>		
Stores	<u>126.72 sq m</u>	<u>1,364 sq ft</u>
<b>Total</b>	<b>380.80 sq m</b>	<b>4,099 sq ft</b>



## Business Rates

The properties are currently assessed for business rates as a whole, their rateable value being £88,000 per annum.

## Energy Performance Certificate

The premises' Asset Ratings are:-

Mary Street House and the Annexe D(79)

Mountway House D(87)

Full copies of the EPCs are available upon request.

## Lease(s)

Mary Street House, the Annexe and Mountway House are subject to three separate full repairing and insuring leases, the first two expiring on 24th December 2023 and the latter on 24th March 2024. Each are drawn within the Landlord & Tenant Act and subject to rent reviews every third anniversary, the next being in December 2020 and March 2019.

## Terms

The three premises' are available as a whole or in part, via new sub-leases. Longer leases may be available subject to agreement with the landlord. A service charge will be levied dependent on the amount of accommodation leased.

## Rent

The office accommodation is available at £2.50 psf.

## References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rent deposit subject to landlord's discretion.

## VAT

We are advised that the property is registered for VAT, therefore VAT will be payable on the rent.

## Viewing

Strictly by appointment by sole agents:

Duncan Brown / Joseph Hughes

Greenslade Taylor Hunt  
9 Hammet Street, Taunton,  
Somerset, TA1 1RZ

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