



TO LET

MODERN OFFICE SUITES



Alpha House Highbridge Somerset TA9 3BP

Description:

A town centre suite of self contained ground floor offices adjacent to Bank Street public car park and within striking distance of Highbridge mainline railway station. The accommodation forms part of a larger property arranged as offices, public library and residential flats. Internally the accommodation provides an entrance hall, counter office with roller shutter, 2 good sized offices and a larger suite suitable for group training and meeting room, cloakroom facilities and a staff kitchen.

Location: Highbridge is a small traditional market town situated on the A38 trunk route, 25 miles South West of Bristol and 18 miles North of Taunton. Junction 22 of the M5 is located at approximately 2 miles distance. Access to the national rail network is available within 200 metres of the property.

Accommodation:

Net Internal Area: 105.54sq m

Ground Floor

Entrance Hall & Lobby

Female Cloakroom

Male Cloakroom

Office 1 – 15.7m²

Office 2 – 13.12m²

Office 3 – 12.23m²

Office 4 – 10.56m²

Office 5 – 12.38m²

Store room 1 – 6.29m²

Staff Kitchen – 3.79m² Floor and wall cupboards and inset sink to working surfaces. Electric hot water heater. Space for fridge.

Store room 2 - 4.59m²

Store room 3 – 6.62m²

Store room 4 – 4.78m²

Interview Room – 4.84m²

Outside

Ramped access to entrance with railing

Car Parking:

No car parking provision is provided with these offices. However, the accommodation is immediately adjacent to Bank Street Car Park, a public facility where permits are available and discounts applicable where more than 5 permits are purchased.

Planning:

To ensure your intended your intended use complies with planning control please contact Sedgemoor District Council Development Control. Telephone: 0300 303 7800 e-mail: development.control@sedgemoor.gov.uk

Lease:

Leasing terms are negotiable and available on Internal Repairing Terms with a service charge to cover proportional costs for heating, building repairs and insurance.

Services:

All mains services connected to the main Alpha House building. The heating system is communally shared with the rest of the ground floor accommodation.

Rateable Value: 2010 : £6,500

Rates Payable 2014/2015: £3,061.50

Energy Performance Certificate:

This has been commissioned and the report is available from our offices.

Legal Costs:

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

VAT:

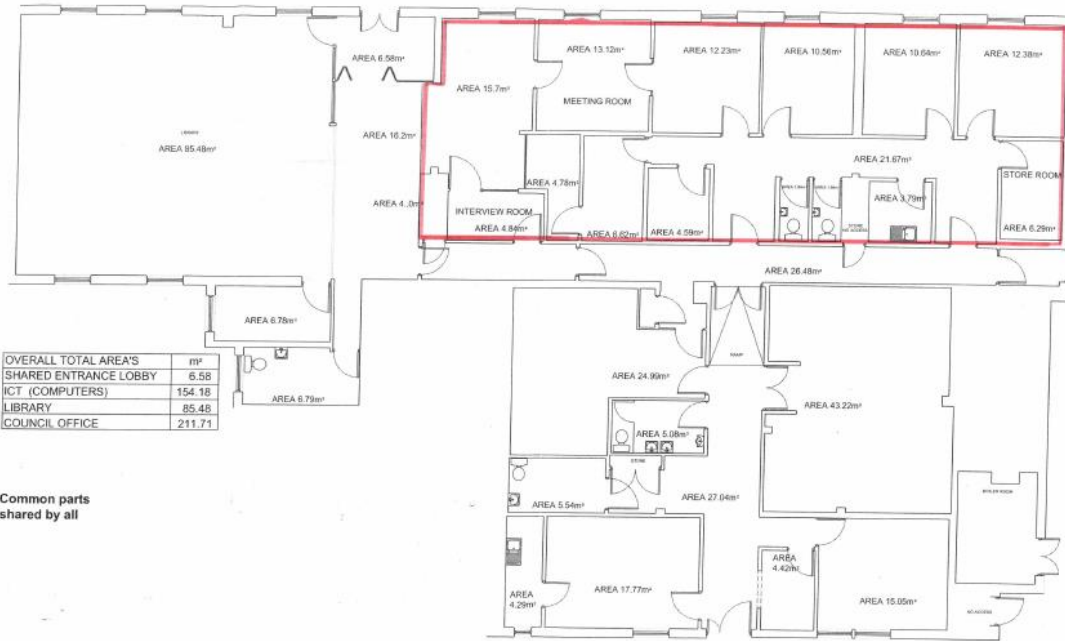
The property is not elected for VAT purposes.

Further Information & Viewing Contact:

Property Management & Income Generation Team Leader via:

Telephone: 0300 303 7800

E-mail: community.services@sedgemoor.gov.uk



Alpha House

Plan 2