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All negotiations concerning the property are to be conducted through the offices of Cluff Commercial.

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Viewing: strictly by appointment with the Agent

**TELEMEDIC HOUSE
10 BILLETFIELD
TAUNTON
SOMERSET
TA1 3NN**

***SUBSTANTIAL EXTENDED PERIOD OFFICE BUILDING
WITHIN TAUNTON TOWN CENTRE WITH FRONTAGE PARKING***

RARE FREEHOLD OPPORTUNITY

FOR SALE



For more information visit our website www.cluff.co.uk

LOCATION

The property is situated in Billetfield within Taunton town centre on the A38 ring road through the town close to the Sainsbury's in-town supermarket. There are various hotels and office buildings adjoining the property.

DESCRIPTION

A substantial Victorian semi-detached building which has been used for offices purposes for many years having accommodation arranged on three floors and with forecourt parking for approximately three cars.

The original Victorian property has been extended to the rear on a split level basis to provide a substantial freehold office building with good size rooms, some open plan areas and a good deal of character and interesting period features.

The property benefits from gas fired central heating with a boiler within the basement area.

The offices are furnished with a good provision of power points and network cabling.

There is a provision of ladies and men's toilet facilities on the ground and first floor. There are outside courtyard areas at the rear of the property with pedestrian/cycle access at the side of the building leading to outside sheltered storage.

All main services including gas are connected to the property.

ACCOMMODATION

Ground floor Front

7 offices	1246 sq ft
Strong Room	83 sq ft
Rear Annexe 5 Offices	1026 sq ft
Kitchen	56 sq ft

First Floor

6 Offices	1336 sq ft
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Second Floor

2 Offices	533 sqft
Attic Stores	

Basement

Storage approx	410 sq ft
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Overall floor area 4,690 sq ft

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BUSINESS RATES

Rateable Value	£22,250	2010/2011
Rates Payable	£15,722	2010/2011

PRICE

£445,000 subject to VAT if applicable

TERMS

The property is offered For Sale on a freehold basis with vacant possession on completion.

VIEWING

By appointment with the sole agents Cluff Commercial 01823 333075

REF; CAC/O1530 5/1/11

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