

# Office 2, Brickfield Offices

Maperton, Wincanton, BA9 8EG

COOPER  
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## Description

The premises offer a high standard of office accommodation benefiting from upvc double glazing, air conditioning, oil-fired central heating, full fire security alarm system, IT/Telecom facilities etc. The premises occupy a convenient rural location immediately adjacent to the A303, and benefit from ample on-site car parking. UPVC glazed entrance doorway, tiled flooring and fitted radiator. Wall-mounted fire/security alarm panel.

**OFFICE 2:** Tiled floor, upvc double-glazed windows, wall-mounted radiator and IT/Telecom network trunking.

**Total floor area: 10.53m<sup>2</sup> 113.34ft<sup>2</sup>**

**Shared Kitchen:** 4.12m x 3.51m with range of fitments including stainless steel sink (h & c) with cupboards under, fitted range of base units, matching worktops and wall storage cupboards. Built-in fridge, cooker and hob.

An annual service charge is payable to the landlord to cover costs including building insurance, maintenance of the building's alarm system, cost of water supply, maintenance of the drainage system, external maintenance and decoration.



Rent      £1,440 p.a. To Let



### Agent's Notes

- It is confirmed that an Asbestos Survey under the Control of Asbestos at Work Regulations 2012 has been commissioned, and where required is available for information purposes to the ingoing tenant.
- The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copies of the Code can be obtained from <http://www.leasingbusinesspremises.co.uk>

### Lease Terms

Available to let on terms to be negotiated, subject to the following suggested minimum terms:

- Proposed tenancies will be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive.
- Subject to references/credit checks.

### Property Information

**Local Council:** South Somerset Council ☎ 01935 462462.

**Business Rates:** Rateable Value - £900 Small Business rates Relief may apply and applicants should make enquires with Somerset Council.

**Services:** We understand mains water and electricity are connected. Private drainage system. Oil fired central heating. Services and appliances not tested.

**Tenure:** Leasehold

**EPC Rating:** C/61

**VAT:** We understand that VAT is payable on the rent.

**Viewing:** By appointment only through the agents **Cooper and Tanner LLP**.

## COMMERCIAL DEPARTMENT

Cooper and Tanner  
Telephone 03458 34 77 58

[commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

