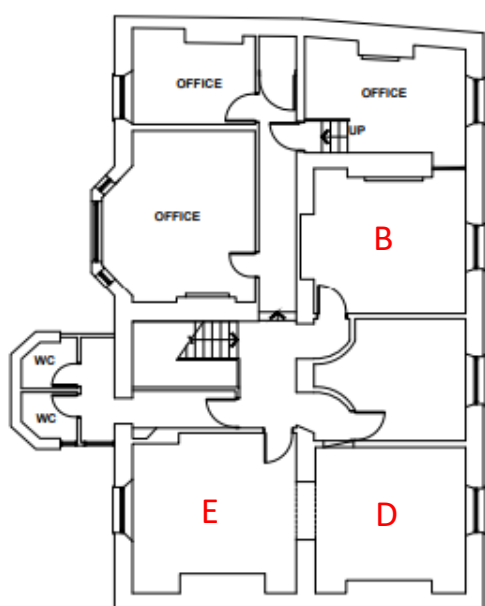


First Floor Offices at 37 Chamberlain Street, Wells, BA5 2PQ

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Description

3 **first floor** office suites are available individually or together on a short-term flexible arrangement. Ground floor entrance off Chamberlain Street. Shared welfare and kitchen facilities at first floor level. Each of the available rooms are suitable for 1-3 people – great as office and/or therapy space. Not fully furnished, but limited office furniture available if required. No passenger lift. OD and Pro Business Accountants occupy much of the ground floor – Business not affected.

Location – [W3W ///reveal.daisy.compress](http://W3W:///reveal.daisy.compress)

Occupying a central location within the Cathedral City of Wells – at the entrance to the town’s main short-stay pay and display car park and a short walk away from the town centre amenities.

Individual Offices from £400 PCM

Availability as of: 22nd August 2024

Suite(s)	Sq M	Sq Ft	Rates
FF – B	19.13	206	£450 PCM
FF – D	17.61	190	£400 PCM
FF – E	18.88	203	£450 PCM

Room sizes are approximate – Net Internal Area

Terms:

Available by way of flexible short-term lease agreements requiring an initial minimum commitment of just 6 months. Rates quoted above are inclusive of:

- Use of 1 car parking space in carpark to rear
- Kitchen and welfare facilities
- Broadband, heating, water and electricity Charges – *subject to fair usage*

Boardroom available to hire on an hourly basis by tenants – *subject to availability*



Business Rates:

Currently assessed as a single hereditament and likely to require re-assessment.

VAT:

VAT is not payable.

Planning:

We understand the suites benefit from consent for Class E – Commercial, Business and Service type uses. The property is not Listed but is within the Wells Conservation Area.

Energy Performance Certificate:

77D – Copy available upon request

Enquiries / Viewings:

Strictly by appointment only through:
Cooper & Tanner (Commercial)
0345 034 7758 /
commercial@cooperandtanner.co.uk

COMMERCIAL DEPARTMENT

Telephone 01761 411010 – Opt. 2 / 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.

