



**BARN CONVERSION OFFICE PREMISES OFFERING
CONTEMPORARY SPACE AND ONSITE CAR PARKING**

KNOWN AS

**THE STONE BARN, HILL VILLAGE BUSINESS
PARK, FILLEIGH, BARNSTAPLE,
NORTH DEVON, EX32 0RP**

To Let By Private Treaty Subject to Contract

- *Situated on rural business park just minutes from A361*
- *Modern office configuration with good mix of open plan, meeting space and individual offices*
 - *Office accommodation over two floors providing 2,398 sq.ft (222 sq.m)*
- *Specification including glazed partitioning, underfloor heating, radiator heating, trunking, door release system, wet room, bicycle parking, garden and patio areas*
- *EPC rating A with ground source heat pump, water recovery system, solar reflective double glazing*
 - *On site car parking for 18 vehicles*

RENTAL £25,000 PER ANNUM EXCLUSIVE

LOCATION

The premises are situated approximately 2 miles from the village of Filleigh and 3 miles from the A361 Aller Cross Roundabout. Barnstaple is approximately 10 miles to the west. Hill Village Business Park comprises of a number of business units, workshops and offices set within countryside surroundings.

THE PROPERTY AND CONSTRUCTION

The Barn is a fine example of bringing a redundant farm building into practical commercial use in the 21st century, the results being a truly exceptional contemporary office building in a delightful rural, yet very accessible location - a quiet working environment. Lovely rural views provide a lovely distraction. The building provides a quite superb opportunity for those seeking quality offices, which can only be fully appreciated by a personal internal viewing. This is without doubt an outstanding project, successfully delivering tremendous results in every aspect; years in the planning with the investment of considerable thought and preparation, with real attention to detail.

The design has created a lovely working space sympathetic to the original traditional building, reflecting the inherent style and character. The quality specification (see below) was designed to combined as ecological approach with energy efficiency, economy and 'contemporary style' - the approach has been 'do it properly' and in most areas the building is 'over specified'. There is under floor heating to the ground floor and wall mounted radiators, to the first floor - each area has its own thermostat to regulate room temperature, efficiently and economically and the idea is that the heating runs 24/7. Air conditioning has

been installed on the first floor and could be installed on the ground floor by negotiation. There is double glazing throughout and if it gets too hot in the summer all the window casements and doors can be opened and the roof lights, not only opened, but also screened with blinds inside. The building is supplied electricity from the grid as well as an adjoining solar array, meaning approximately 45% of the year round power comes from solar PV.

All the power, internet (fibre) and phone connections are via skirting conduits and provide flexibility, with the opportunity to locate workstations in the middle of rooms enabling the occupier to design the layout to accommodate their individual needs.

THE PROPOSAL

The whole premises are available by way of a new full repairing and insuring lease. Proposals for the unit to be split may be considered. There is a quarterly service charge of 1,587.50 per quarter including alarm, fire, entry system maintenance and repair, heat pump services / breakdowns, air conditioning services / breakdowns, exterior building maintenance, window cleanings, guttering, owl box maintenance, all grass cutting, hedge trimming and share of the wider estate costs.

THE ACCOMMODATION (comprises)

Ground Floor

Net: 1,285 sq.ft (122 sq.m)

First Floor Net: 1,113 sq.ft (102 sq.m)

Double Entrance Doors: Vestibule: 116 sq.ft (11 sq.m)

Reception: 114 sq.ft (11 sq.m)

Office One (East): 219 sq.ft (21 sq.m)

Office Two (West): 643 sq.ft (61 sq.m) (currently

subdivided by glazed partitioning to create additional conference room)

Kitchen: 124 sq.ft (12 sq.m)

Ladies W.C. Gents W.C. Disabled W.C.

Shower 69 sq.ft (7 sq.m)

Plant Room

First Floor

Office Three (East): 440 sq.ft (38 sq.m)

Office Four (West): 673 sq.ft (64 sq.m)

OUTSIDE

Lawned areas to the front and rear create a pleasant setting and potential staff 'sitting out area', as well as front and rear patio areas. Exclusive Car Parking for circa 18 vehicles.

SPECIFICATION INFORMATION

A converted barn, the results offer a good mix of open-plan, meeting rooms and individual offices, all to a modern high standard, blended with the inherent style and character of the original barn. There is high level of insulation throughout incorporating polished, recyclable, aluminium multi-foil layer(s) in pitched roofs. All internal and external joinery is purpose-made locally, of oak. When the conversion work was carried out the new roof trusses were purpose made locally of green oak.

Building materials for exterior elements, e.g. slate for roof coverings, local stone for walls, green oak for timber cladding and clay ridges to roofs. High performance external glazing - some areas are solar-reflective to prevent overheating. There is quality stainless-steel handrails, ironmongery and door furniture throughout. Each office area and the reception are fitted with programmable, electronic key punch entry locks as well as a key fob entry system for the front door. The entry system, intruder and fire alarm are annually serviced. High-frequency/low-energy lighting internally and externally. External lighting is controlled by a timer and overridden by daylight conditions. Internal lighting is multi-switched for economy in use. A rainwater harvesting system is installed to automatically store and recycle roof rainwater for toilet-flushing and outside taps, significantly reducing water consumption thereby reduce charges by the Water Supply Authority. Sewage disposal is by way of a Bio Disk Sewage Treatment Plant. The clean treated effluent is discharged into a local water course with the consent of the Environment Agency. This significantly reduces, or avoids entirely, charges by the Water Supply Authority for the collection and treatment of sewage.

Space heating and hot water is provided by a ground-source heat-pump (open loop system) providing the following benefits: One unit of electricity generates three units of heat 'free', resulting in very low running costs when compared to a traditional fossil fuel burning heating system, reducing the carbon footprint of the building significantly. For this project, it has

been estimated that the cost of energy required for the heat-pump and hot water will be as low as 42% of the cost if using an oil-fired boiler (taken from an appraisal made by Danfoss Heat Pumps Ltd, formerly Eco Heat Pumps - South West Ltd, who designed, supplied and installed the heat-pump system). Space heating distribution is a low-temperature, under-floor heating system on the ground floor with low surface temperature, wall-mounted radiators on the first floor. Heating throughout the accommodation is delivered in six separate zones, each zone is thermostatically controlled to ensure maximum comfort levels.

Circulation, Reception and ground floor offices are ventilated directly to the external air or passively. The Energy Performance Rating (EPR) of this converted building is Band A. This indicates the building's energy efficiency and has been determined by calculation using data from the building's fabric, heating, ventilation, cooling and lighting system.

Skirting trunking is installed throughout the office areas to allow flexibility in the position of plug socket outlets, computer and telephone points. The trucking is pre-installed with a large number of these for immediate use.

A cycle park area together with shower and locker facilities are provided to encourage those who wish to, to leave their car at home and cycle to work. An owl loft has been incorporated into the conversion and it is regularly used by barn owls.

AGENTS NOTE

The photos are representative of the existing layout which could be reconfigured to more or less meeting space as well as more or less workstations space to meet new Tenants needs.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £21,250 Rates Payable: £10,880 based on uniformed business rate of 51.2p in the pound. Occupiers may be eligible for business rates relief and should make their own enquiries of North Devon District Council

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

VAT

Applicable, at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

OCCUPATION

The premises are available for occupation from December 2023



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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
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VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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