

SMALL OFFICE SUITE TO LET

WEST WING OF SUNRISE HILL BARN, EAST ILSLEY

Approx 500 sq ft/48m²

A former barn of red brick and slate construction converted into modern offices approximately 4 years ago. The premises are set in a beautiful rural location with easy access to the A34 and M4. Powis Hughes Chartered Surveyors are the landlords, who occupy the east side of the barn.



Front and rear of the barn



Viewing by appointment through Powis Hughes
telephone [01635 280100](tel:01635280100) or email info@powis-hughes.com



Our new Wind Turbine



West meeting room (rear)



West meeting room (front)



West meeting room skylights



West office exposed beams



East office (for illustration)



East meeting room (for illustration)



Stunning views



Sunset at Sunrise Hill

GENERAL DESCRIPTION

The whole barn has been refurbished to a high standard. Offices are carpeted throughout, the kitchen and WC floor covering is of rubber floor tiles. The barn is in very good decorative order and has the benefit of double-glazed windows and doors, plus good office lighting throughout. The main rooms in the barn all have vaulted ceilings and exposed beams. All rooms are light and airy which makes for a very satisfying working environment. There are ample power points and telephone sockets in all offices.

WEST WING ACCOMMODATION

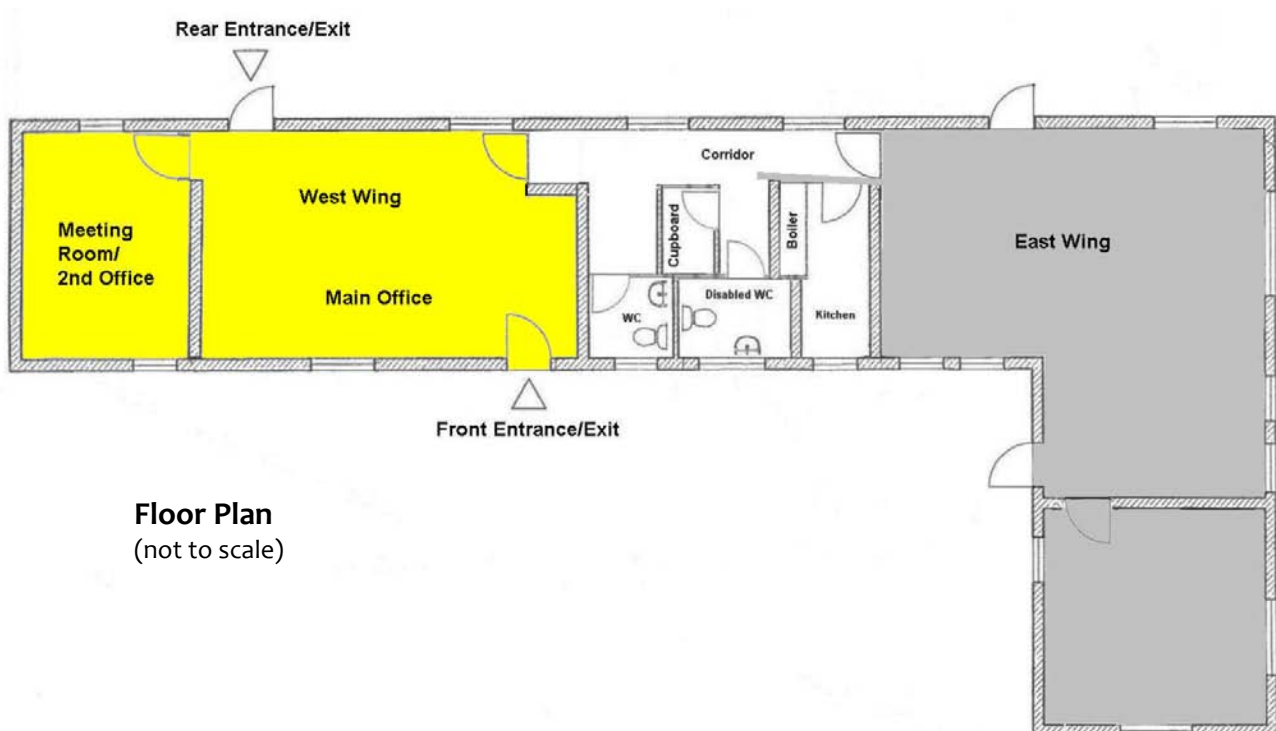
Front door leading to

Main Office (7.47m x 4.42m) This room will accommodate up to 3 people; doors to 2nd office/meeting room and hallway; fire escape to car park.

Meeting Room/2nd Office (4.42m x 3.75m) A very pleasant room with skylights (sufficient for up to 2 people).

Common Areas

- Hallway
- WC and Disabled WC
- Kitchenette



Floor Plan
(not to scale)

OUTSIDE

Grounds

The property is accessed via a gated, shared driveway to the front and rear. There is a grassed area and gravel car parking to the front of the property and tarmacadam car parking to the rear. The perimeter of the property is fenced.

A gardener is employed to maintain the lawns and a lady cleans once a week; a proportion of these costs will be shared pro rata with the tenant.

Parking

There are four allocated car parking spaces with the suite (excluding visitor parking).

Signage

Existing signage is available for use by the tenant at the entrance to the barn and at Cow Lane. Signage will be at the tenant's expense.

SECURITY

The property benefits from internal and external shutters, together with a fire and burglar alarm system.

SERVICES

Our recently commissioned Wind Turbine at the Barn will ensure our offices are predominantly powered by renewable energy, with any excess sold back into the Grid. Mains water is connected to the property; sewerage is via septic tank. No mains gas is available. Heating is by oil-fired combi-boiler to wall radiators.

The landlord will provide all services (except data and telecoms) and a proportionate share will be recharged.

BUSINESS RATES

The business rates payable for the entire property is currently £3,812 per annum and the assessment will be split between the two suites. Given the size of the premises, the tenant may be eligible for Small Business Rates Relief.

RENT

A short term lease will be available outside the Landlord & Tenant Act 1954.

Rent (exclusive of VAT) is £1,800 per quarter, exclusive of service charges and business rates.

A rent deposit of one quarter's rental will be required and rent will be payable quarterly in advance.

LOCATION AND DIRECTIONAL NOTES

The barn can be found just outside the village of East Ilsley off the Compton road (Cow Lane) and is set on top of the North Wessex Downs in an Area of Outstanding Natural Beauty close to The Ridgeway National Trail. East Ilsley located approximately 10 miles north of Newbury and 20 miles south of Oxford.

From the A34 take the exit for East Ilsley continuing through the village in the direction of Compton. A few hundred yards out of the village (after the national speed limit sign and over the brow of a hill) you will see the Powis Hughes sign on the left.

Take the left hand turning and continue ahead along the farm track ahead of you through the gate. Ignore the “no unauthorised entry” sign. The barn is a few hundred yards further up the track on the left-hand side.

