

**The Stone Barn, Hill Village
Business Park, Filleigh, South
Molton, Devon.EX32 0RP**

Status: Let

Price: Confidential Agreement

**Fabulous Contemporary Offices in
a Countryside Setting**

- 2398 sq ft (223m²)
- Contemporary Office Space
- Barn conversion
- Private parking for 18 cars
- Quality specification
- Countryside setting

Ref: UW837

SOLE LETTING AGENTS

GENERAL:

The Stone 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 superb 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 combine an 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. 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.

All the power, internet and phone connections are via skirting conduits and provide infinite flexibility; with the opportunity to locate workstations in the middle of rooms enabling the occupier's to design the layout to accommodate their individual requirements.

LOCATION:

South Molton:	2 miles
Barnstaple:	13 miles
Aller Cross (A361 North Devon Link Road):	2.75 miles

Junction 27 M5 Motorway:	26 miles
Tiverton Parkway (Intercity Rail link):	30 miles
Exeter:	45 miles
Taunton:	44 miles
London:	200 miles

SUMMARY OF ACCOMMODATION:

Ground Floor Net:	1,285 Sq Ft	121.6 m²
First Floor Net:	1,113 Sq Ft	101.7 m²
Double Entrance Doors:		
Vestibule:	116 Sq Ft	11.0 m²
Reception:	114 Sq Ft	10.8 m²
Office One (East):	219 Sq Ft	20.8m²
Office Two (West):	643 Sq Ft	60.9 m²
Kitchen:	124 Sq Ft	11.6 m²
Ladies W.C. Gents W.C. Disabled W.C.		
Storage Cupboard:	Shower: 69 Sq Ft	6.5 m²
Plant Room: First Floor:		
Office Three (East):	440 Sq Ft	37.9 m²
Office Four (West):	673 Sq Ft	63.8 m²

OUTSIDE:

Lawned areas to the front and rear create a pleasant setting and

potential staff 'sitting out area'.

Exclusive Car Parking for circa 18 Cars

SPECIFICATION INFORMATION:

A converted barn, the results are superb open-plan offices 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 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. 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 a new Bio-Disk Sewage Treatment Plant. The clean, treated effluent is discharged into a local water-course with the consent of the Environment Agency. This will significantly reduce, or avoid 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. No scheduled maintenance of the heat-pump system is required, resulting in minimal maintenance costs. There is no reduction in efficiency throughout the lifetime of the heat-

pump A heat-pump heating system of this type is up to four times more efficient than a traditional fossil-fuel burning heating system, thereby generating up to 75% of the total energy requirement in a carbon-neutral way. If combined with a 'green' electrical tariff, the system will deliver a zero-carbon solution.

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 Office areas are ventilated directly to the external air or passively. With the exception of Toilet and Kitchen areas, there is no artificially-controlled ventilation system that will incur energy or maintenance costs. The Energy Performance Rating (EPR) of this converted building is 33 (Band B). 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 systems. A rating of '0' would mean zero CO₂ emissions. Albeit for a converted stone barn, the achieved rating of 33 actually exceeds that required

for a similar but 'new' building! The achieved rating of 33 is more than twice as good as that likely for a similar building from 'existing stock'.

Skirting trunking is installed throughout the office areas to allow flexibility in the position of plug socket outlets, computer and telephone points. The trunking 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 hoped that this will soon be used by the barn owl that used the original barn up to and even during the work to convert it.

AGENTS NOTE:

The landlord may consider dividing the accommodation for two occupants - please contact the letting agent to discuss your requirements further.

TENURE:

These offices are available on a full repairing and insuring lease (F.R.I.) term of years to be agreed.

COSTS:

Each party is to be responsible for their own legal costs in this transaction.

OCCUPATION:

The premises are available for occupation in May 2020 or sooner by mutual agreement.

BUSINESS RATES:

Rateable Value £18,500 Rates payable 2019/20 £9,083

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