



TO LET

LUMBER HOUSE, ASHWELL BUSINESS PARK, ILMINSTER, SOMERSET, TA19 9DX

N.I.A OF APPROX. 125.72 SQ M (1,353 SQ FT)

- **High quality, two-storey office barn conversion.**
- **Rural setting only 1 mile from Ilminster and 2 miles from the A303.**
- **Self-contained office suite with kitchen and WC facilities.**
- **Allocated parking for 4 vehicles.**

LOCATION

Located at Ashwell Business Park on the idyllic Dillington Estate. Only 2 miles from the A303, 1 mile from Ilminster and 11 miles to J25 of the M5 motorway and Taunton, the county town of Somerset.

Occupiers at Ashwell Business Park include 14 & Sixpence Bridal, County Veterinary Clinic, and Honeybea Childcare.

CONTACT

Carter Jonas LLP

Quad 4000, Blackbrook Business Park, Taunton, Somerset, TA1 2PX

carterjonas.co.uk/commercial

Stephen Richards

Partner

01823 428 590 | 07968 216 596

Stephen.richards@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale



DESCRIPTION

Two-storey barn conversion with exposed external natural stone walling under a pitched clay tiled roof with such features as LED lighting, air conditioning and vaulted ceilings with exposed roof trusses at first floor.

Ground Floor

Hall of 2.69m x 2.67m with stairs to first floor. Tea and coffee station. Wall mounted meter cupboard. Exposed natural stone walls and door into:

Kitchen of 1.62m x 1.19m.

Ladies and Gents WC facilities.

Office 1 of 10.62m x 6.04m currently fitted out as a hairdresser salon with exposed natural stone walls, windows to side, glazed door to front, glazed door to rear overlooking the grounds, spotlights and air conditioning unit.

Store of 2.39m x 1.61m with plumbing for automatic washing machine and understairs cupboard.

Office 2 of 4.35m x 2.67m currently fitted out with plumbing for 3 back-wash sinks. Air conditioning unit, windows overlooking grounds and exposed natural stone wall.

First Floor

Landing of 3.59m x 2.09m with vaulted ceiling, exposed roof trusses, doors into rooms and LED lighting.

Office 3 of 6.03m x 2.93m with vaulted ceiling, windows to gable end overlooking the courtyard and the surrounding countryside, exposed roof trusses and lighting.

Office 4 of 6.05m x 5.34m with vaulted ceiling, exposed roof trusses, LED lighting, windows to gable end overlooking grounds and air conditioning unit. Within the office area is currently a cellular office of 2.96m x 2.02m used as a treatment room which could easily be removed if required.

Outside

To front is a gravelled area with parking and to the side, a further gravelled car parking area for three further vehicles.

In addition, there is a communal car parking area in the middle of Ashwell Business Park for customer and visitor parking.

BUSINESS RATES

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk.

TERMS

New lease on flexible terms to be agreed. The whole building is available to let at a quoting rent of £16,000 per annum plus VAT. Alternatively, the ground floor only is available to let at a quoting rent of £9,850 per annum plus VAT.

EPC

EPC rated C.

SERVICE CHARGE

Service charge equating to 15% of the annual rent is payable in addition to cover the buildings insurance, maintenance of the communal areas, health & safety including the fire systems and grounds maintenance for the external areas. Further information can be provided.

LEGAL COSTS

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

VIEWINGS

Strictly via the sole agents:

Stephen Richards

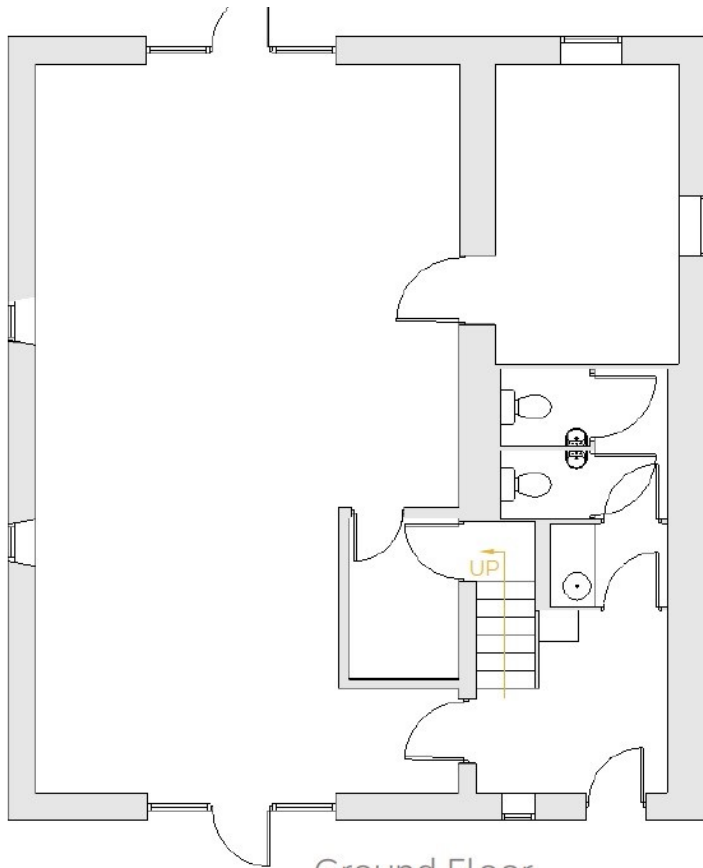
T: 01823 428 590

M: 07968 216 596

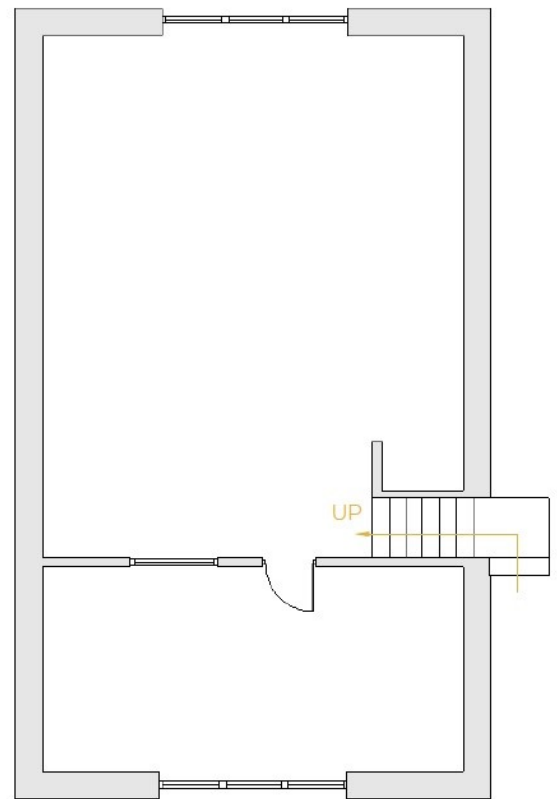
E: Stephen.richards@carterjonas.co.uk

For details of all commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial



Ground Floor



First Floor

