



TO LET

UNIT A LONG BARN, ASHWELL BUSINESS PARK, ILMINSTER, SOMERSET, TA19 9DX

N.I.A OF APPROX. 25.79 SQM (277 SQ FT)

- **High quality single storey office suite within a barn conversion.**
- **Rural setting only 1 mile from Ilminster and 2 miles from the A303.**
- **Office suite with shared kitchen and WC facilities.**
- **Potential for a range of alternative uses, such as retail or leisure.**

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, Penhalagans hair salon, and Honeybea Childcare.

CONTACT

Carter Jonas LLP

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carterjonas.co.uk/commercial

Stephen Richards

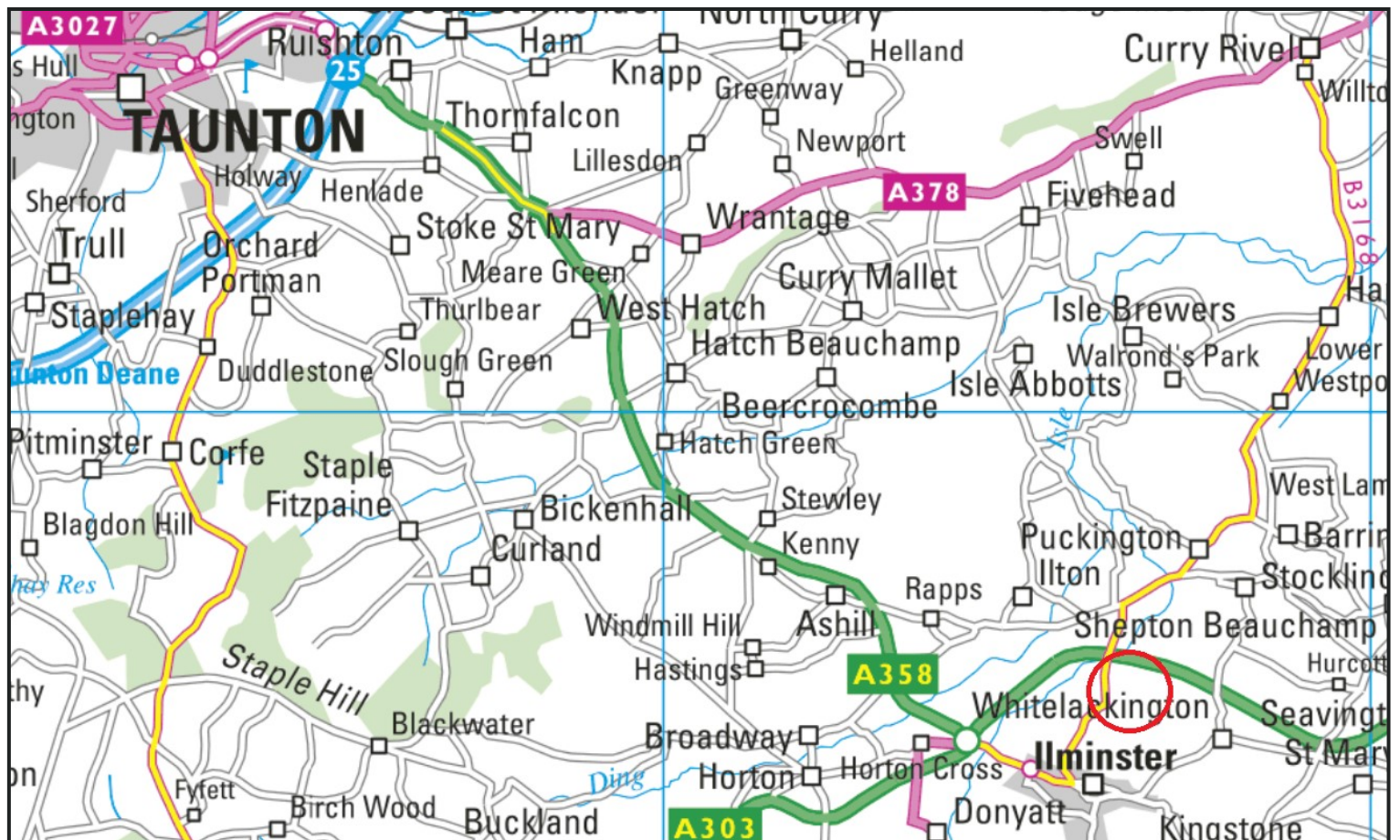
Partner

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IMPORTANT INFORMATION

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DESCRIPTION

Converted sand stone barn providing a single storey high quality office suite with vaulted ceiling and exposed roof trusses, fluorescent strip lighting, windows to front, rear and sides and air conditioning.

The office suite has a shared kitchenette and WC facilities comprising ladies and gents WC's.

Outside allocated parking for 2-4 vehicles plus additional overflow parking on-site.

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 at a quoting rent of £4,500 per annum plus VAT.

EPC

EPC rating D.

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

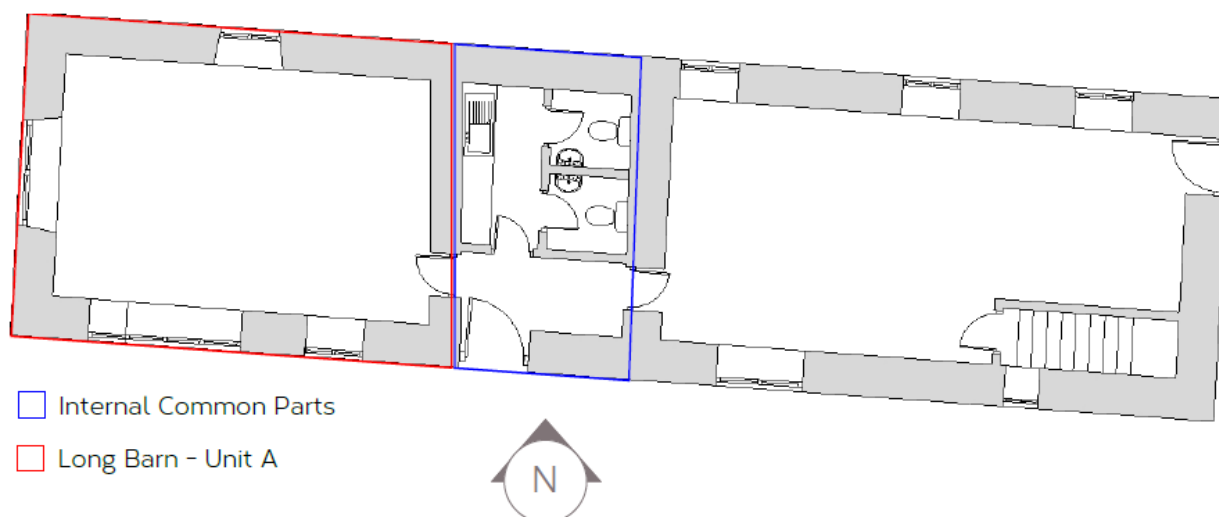
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SUBJECT TO CONTRACT

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