

ENERGY EFFICIENT RURAL ECO-OFFICES TO LET

(With a superfast broadband BT Net 100mbps dedicated leased line installed on site which allows similar upload and download speeds as large cities)

COME AND SHARE THE VISION FOR A SUSTAINABLE BUSINESS ENVIRONMENT

SUITES FROM 925 sq ft to 6,305 sq ft (85.93 sq m to 585.81 sq m)

THE OLD CORN MILL, BULLHOUSE MILL, LEE LANE, MILLHOUSE GREEN, PENISTONE, SHEFFIELD, S36 9NN



SITUATION

Bullhouse Mill is in a rural location on the edge of Millhouse Green, a moorland village close to Penistone and on the edge of the Peak District.

Although the location is tranquil and surrounded by beautiful countryside, Junction 37 of the M1 is only seven miles away, Sheffield and Wakefield main line stations are easily accessible from where London is only two hours or so by train and Manchester International Airport is only 35 miles away.

Bullhouse Mill is convenient for connections throughout South and West Yorkshire being midway between Sheffield, Barnsley and Huddersfield.

DESCRIPTION

The original 1750s Old Corn Mill has been carefully renovated using existing materials and the latest insulation and energy efficient materials to create a three storey office with lots of natural light and open plan space.

The original structure is traditional Yorkshire stone but an exciting aluminium and glazed extension has been added to underline the buildings modern day credentials to make a perfect juxtaposition of old and new.

The accommodation is arranged over three floors in the original building and two floors in the extension to provide the following space:

		Status	Sq m	Sq m	Sq ft	Sq ft
Ground Floor	Riverside* Millstone	Available Now	149.57		1610	
		Available Now	<u>85.93</u>	235.50	<u>925</u>	2535
First Floor	Bridge Arch	Available September 2017	156.54		1685	
		Let	<u>96.47</u>	253.01	<u>1038</u>	2723
Second Floor	Pennine	Let		97.30		1047
				<u>585.81</u>		<u>6305</u>

*** Riverside Suite is currently split into three separate rooms of 312 sq. ft., 465 sq. ft. and 530 sq. ft. with glazed internal partitions. They can be let separately or together to suit tenants individual requirements.**

EXTERNAL

This is part of an attractively landscaped development of offices and rural workshops where there is easy access to footpaths, bridle ways and the Trans Pennine Trail.

For those travelling by car there is more than enough parking space in a newly created car park.

SERVICES

The energy for the building is provided by a combination of renewable energy initiatives generated from the wind, water and sun around the beautiful rural location. Two wind turbines are located in the adjoining pastures, solar PV panels on the adjoining roof space and a hydro water turbine on the weir on the River Don which flows past the development. The romantic vision for the Old Corn Mill was to return to water power which was used to mill corn in the building over a hundred years ago and this dream became reality in 2011.

Winter heating is provided by a geothermal water source deep below the sensitively landscaped car park which will be delivered via under floor heating supplemented by a ventilation system with heat recovery to reduce heat demand. This will also be used to provide cooling in the summer and 'passive air con' which uses natural air flow to create a comfortable working atmosphere.

Low energy hand dryers are installed as the lowest energy and highest quality solution available. The individual office kitchens even feature 'Quooker' boiling water taps to save water, energy and, of course, valuable time and money.



RATES

An extract from the 2010 Valuation List is reproduced below:

BA reference	Address	Description	Rateable value
	RIVERSIDE, THE OLD CORN HOUSE, BULLHOUSE MILL, LEE LANE, MILLHOUSE GREEN, SHEFFIELD, S36 9NN	OFFICES AND PREMISES	TBA
50909219002654	MILLSTONE, THE OLD CORN HOUSE, BULLHOUSE MILL, LEE LANE, MILLHOUSE GREEN, SHEFFIELD, S36 9NN	OFFICES AND PREMISES	£9,700
50909219002920	BRIDGE THE OLD CORN HOUSE, BULLHOUSE MILL, LEE LANE, MILLHOUSE GREEN, SHEFFIELD, S36 9NN	OFFICES AND PREMISES	£17,750
50909219004266	PART 1 ARCH THE OLD CORN HOUSE, BULLHOUSE MILL, LEE LANE, MILLHOUSE GREEN, SHEFFIELD, S36 9NN	OFFICES AND PREMISES	£7,100
50909219004267	PART 2 ARCH THE OLD CORN HOUSE, BULLHOUSE MILL, LEE LANE, MILLHOUSE GREEN, SHEFFIELD, S36 9NN	OFFICES AND PREMISES	£3,050
50909219002655	PENNINE THE OLD CORN MILL, BULLHOUSE MILL, LEE LANE, MILLHOUSE GREEN, SHEFFIELD, S36 9NN	OFFICES AND PREMISES	£10,750

As each suite becomes occupied a Proposal will be made to the Valuation Office for it to be assessed as a separate hereditament.

National non domestic rates are payable by the occupier in accordance with the Uniform Business Rate which for 2016/2017 is 48.4 pence for small properties where the RV is less than £18,000 and 49.7 pence for large properties which are those with a RV of £18,000 or more.

Properties where the RV is £6,000 or less attract Small Business Rate Relief whereby no rates are paid and those between £6,000 and £18,000 attract transitional Small Business Rate Relief.

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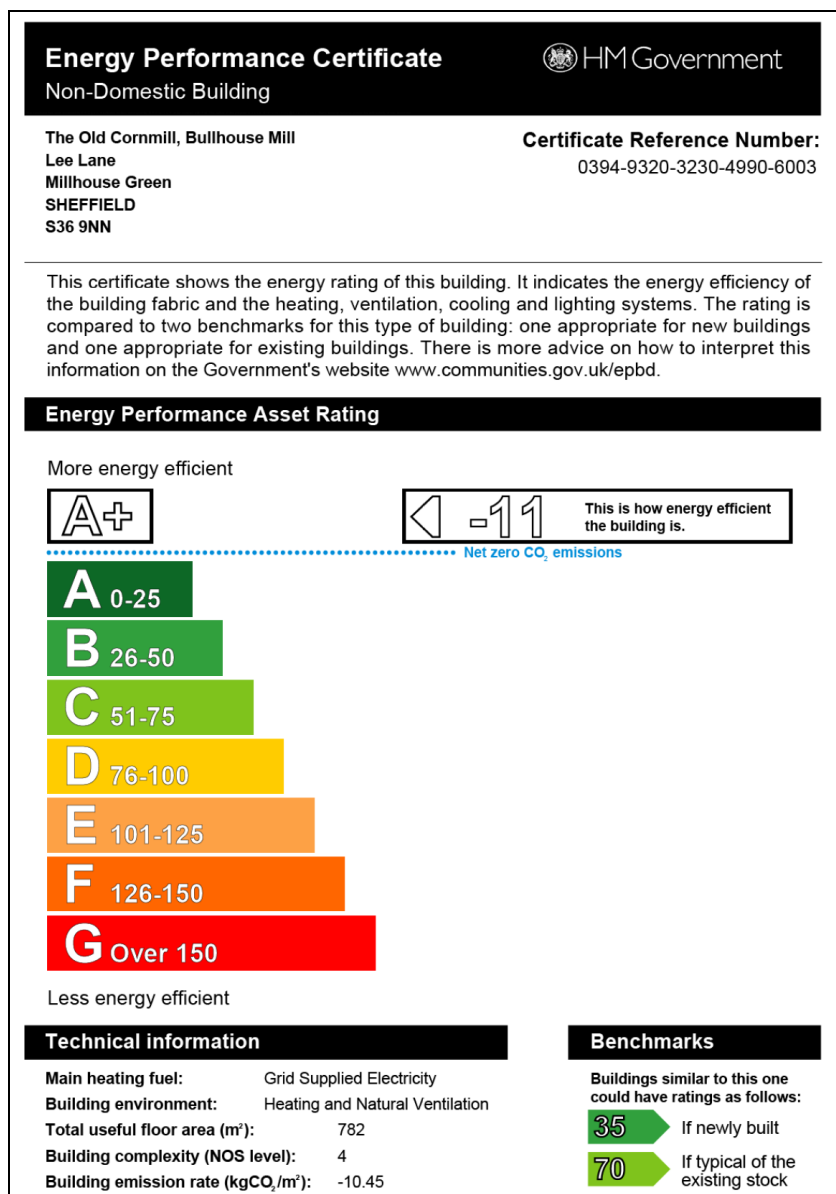
The rent will be based on £10.00 per sq. ft. per individual suite though this may be reduced if more than one suite is taken. The terms of occupation can be tailored to individual requirements, either short term or long term though ideally minimum lease terms of three years are desired.

In considering the rent levels please note that heating costs will be around 75% lower than conventional heating and lighting and around 35% lower than a conventional office. In view of rising utility costs, this is thought to be of increasing interest to tenants.



ENERGY PERFORMANCE CERTIFICATE

Don't just take our word for it! This is a truly energy efficient building as demonstrated by its EPC a copy of which is reproduced below.



VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984. chris@chrisrowlands.co.uk

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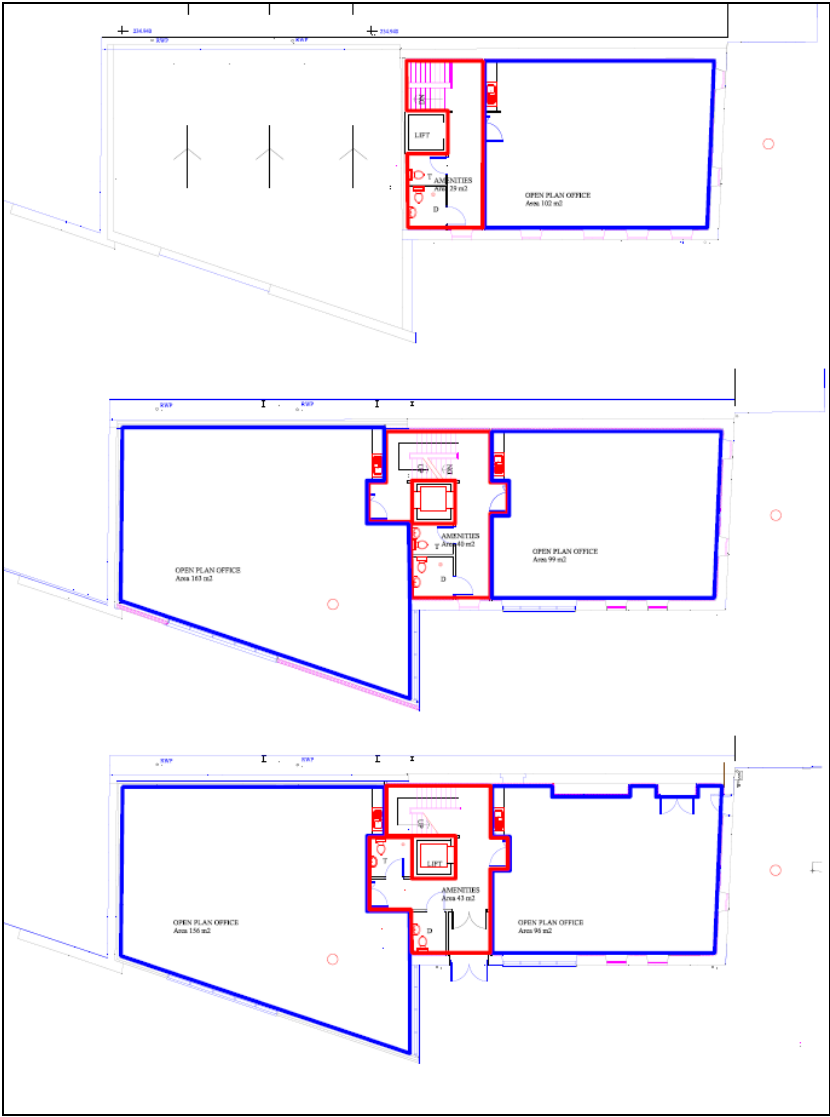
September 2016

IMPORTANT NOTICE

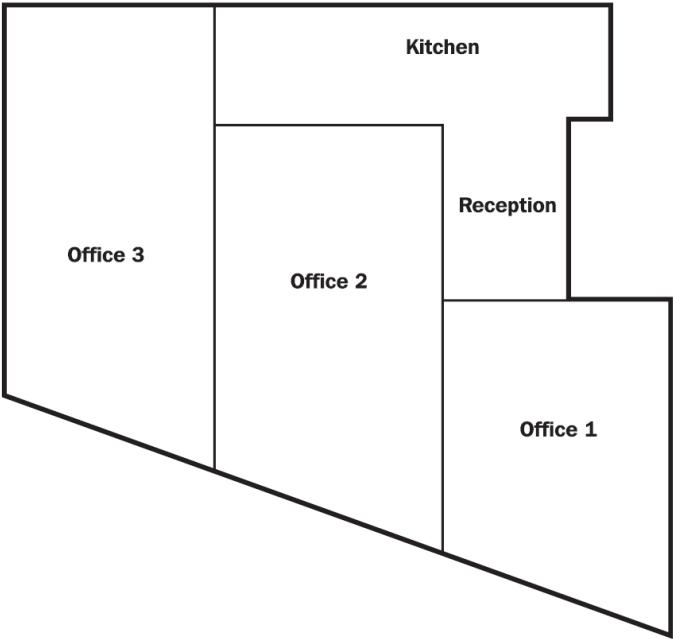
Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.

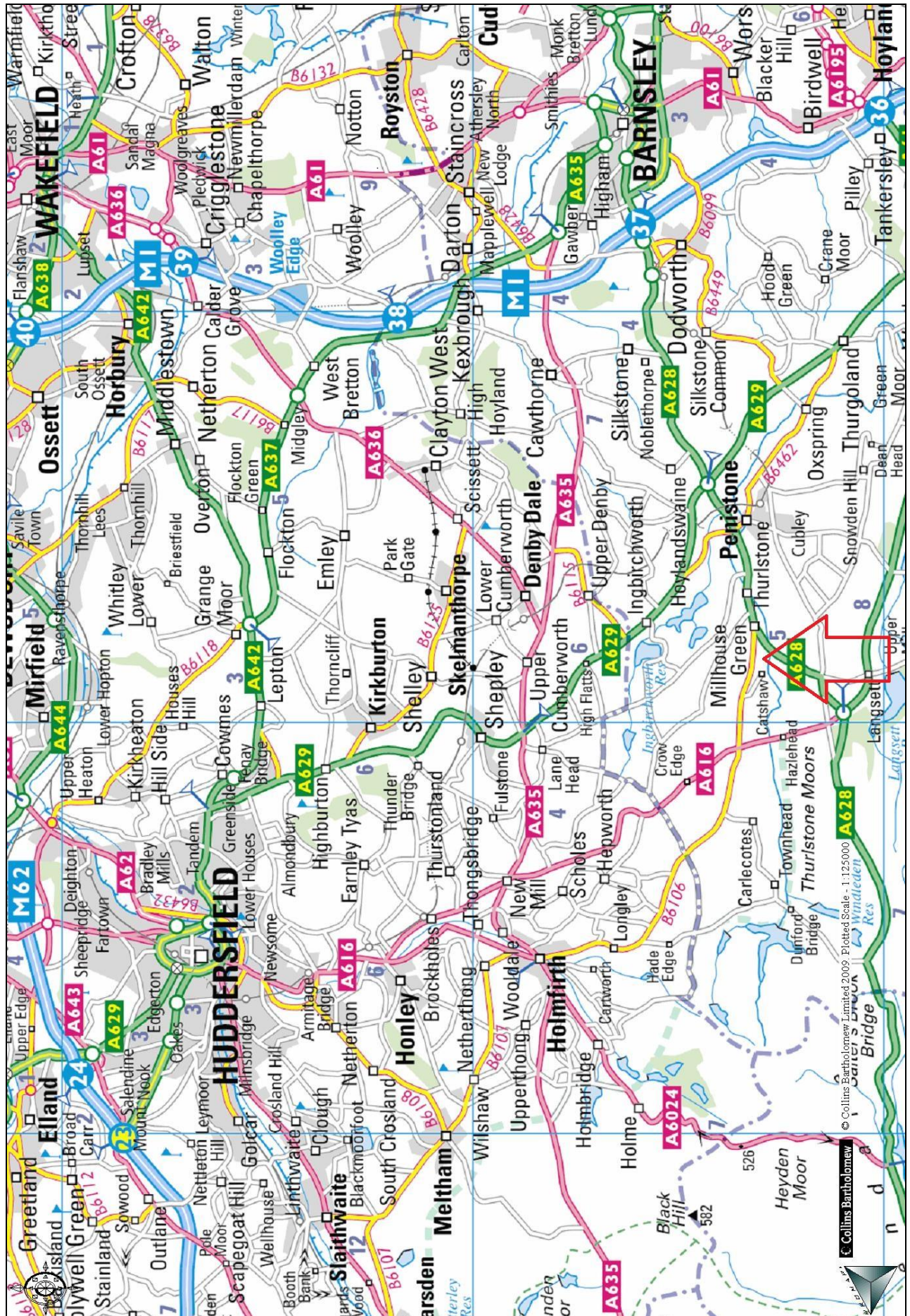
FLOOR PLANS



RIVERSIDE SUITE PARTITIONS



LOCATION PLAN



TECHNICAL SPECIFICATION

Services

Electricity: derived almost exclusively from renewable energy sources including 28kW Solar PV on adjoining roof and 2 x 11kW wind turbines. Also there is an 11kW hydro installation on the weir on the River Don.

Lighting: low energy with passive infrared (PIR) motion sensors and solar dimming where applicable. The building has no light switches and is controlled by 'intelligent' sensors and controls.

Heating: Geothermal heat source from bore hole located beneath the car park via a highly efficient 25kW heat pump delivered via under floor heating. Full bodied glazed porcelain tiled floors throughout the building transfer the heat with maximum efficiency.

Ventilation: whole of building system manages air flow in and out of the building linked with heat recovery to reduce heat loss and enable summer cooling.

Heating + ventilation: total solution enables a comfortable working environment, low heating cost with reduced carbon dioxide emissions.

Telecoms

The Old Corn Mill has a superfast broadband BT Net 100mbps dedicated leased line installed on site which allows similar upload and download speeds as large cities.

High speed broadband is connected to all the suites. Telecoms and data are cabled to dado-trunking around the perimeter to allow flexibility subject to location of workstations.

Communal area

Security: access system controlled by phone to each suite

Alarm system: to whole of building and separate settings for each individual suite

Full passenger lift to all floors

W.C: fully fitted with low energy hand dryers

Ground floor: disabled W.C and W.C with 'Mira' electric shower

1st floor: disabled W.C and W.C with 'Mira' electric shower

2nd floor: disabled W.C and W.C with 'Mira' electric shower

Offices

Fitted kitchen

Quooker hot water system with 100 degree hot water tap

FSC certificated wooden doors, fittings and kitchen units.

External

Ample car parking with external lighting

Disabled parking and access

Loading bay for loading and off-loading