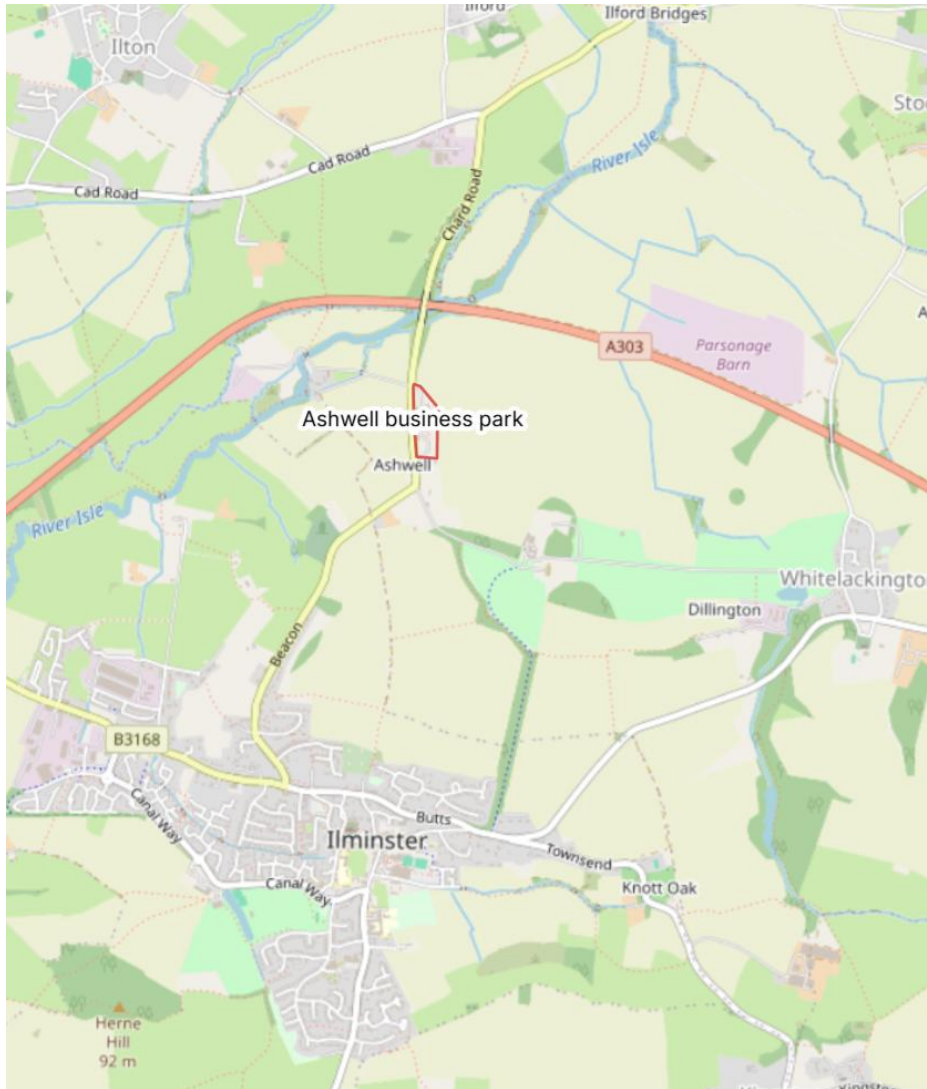




DILLINGTON
ESTATE & FARMS

Ashwell Business Park – Monmouth, Unit A

Ashwell business park is an attractive rural business park near the market town of Ilminster and within easy reach of the A303 and A358. Postcode TA19 9DX



Monmouth Unit A is a two floored converted hamstone barn, with separate offices (or meeting rooms) downstairs and larger open-plan spaces upstairs. The rooms are well-lit, with plenty of natural light and upstairs the lofted ceilings and exposed beams are a reminder of the rural setting in a converted farm, which is shared with other local businesses.

UNIT:	Monmouth, Unit A, TA19 9DX
SPACE:	73 sqm downstairs office space and 91 sqm upstairs (some affected by eaves)
PERMITTED USE:	Commercial, Business and Service (E)
PARKING:	2 private parking spaces, additional shared spaces available
RENT:	£15,000 per annum + 15% Service Charge + VAT
RENT REVIEW:	RPI Linked
DEPOSIT:	3 Months rent
SERVICES:	Insurance and external maintenance included in service charge
MAINTENANCE:	Internal maintenance responsibility of the tenant
TERM:	Negotiable >3 years
INTERNET:	Excluded, but high speed fibre optic available through the Estate
RATES & UTILITIES:	Excluded, responsibility of the tenant

GROUND FLOOR

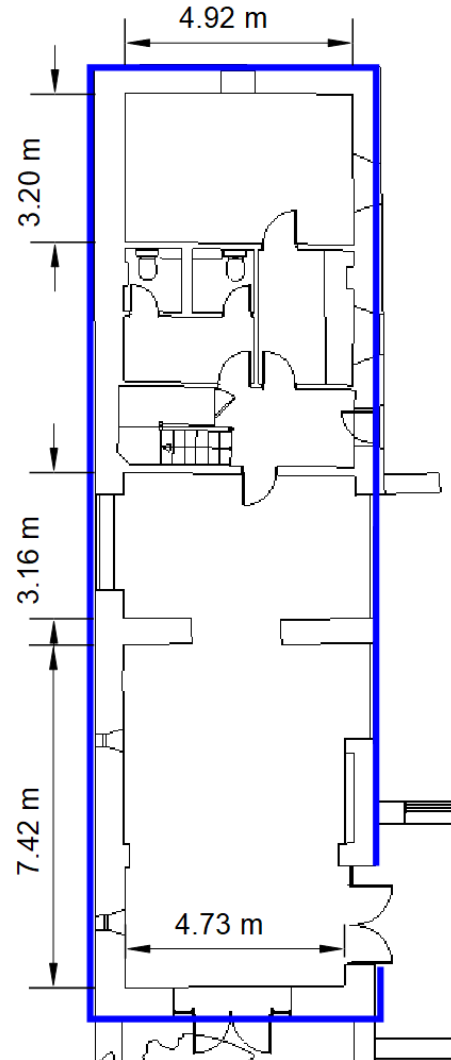


FIRST FLOOR



For more information or to
arrange a viewing, please
contact Lucy Williams at
lucy@dillingtonestate.co.uk
or on 01460 57075

GROUND FLOOR



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