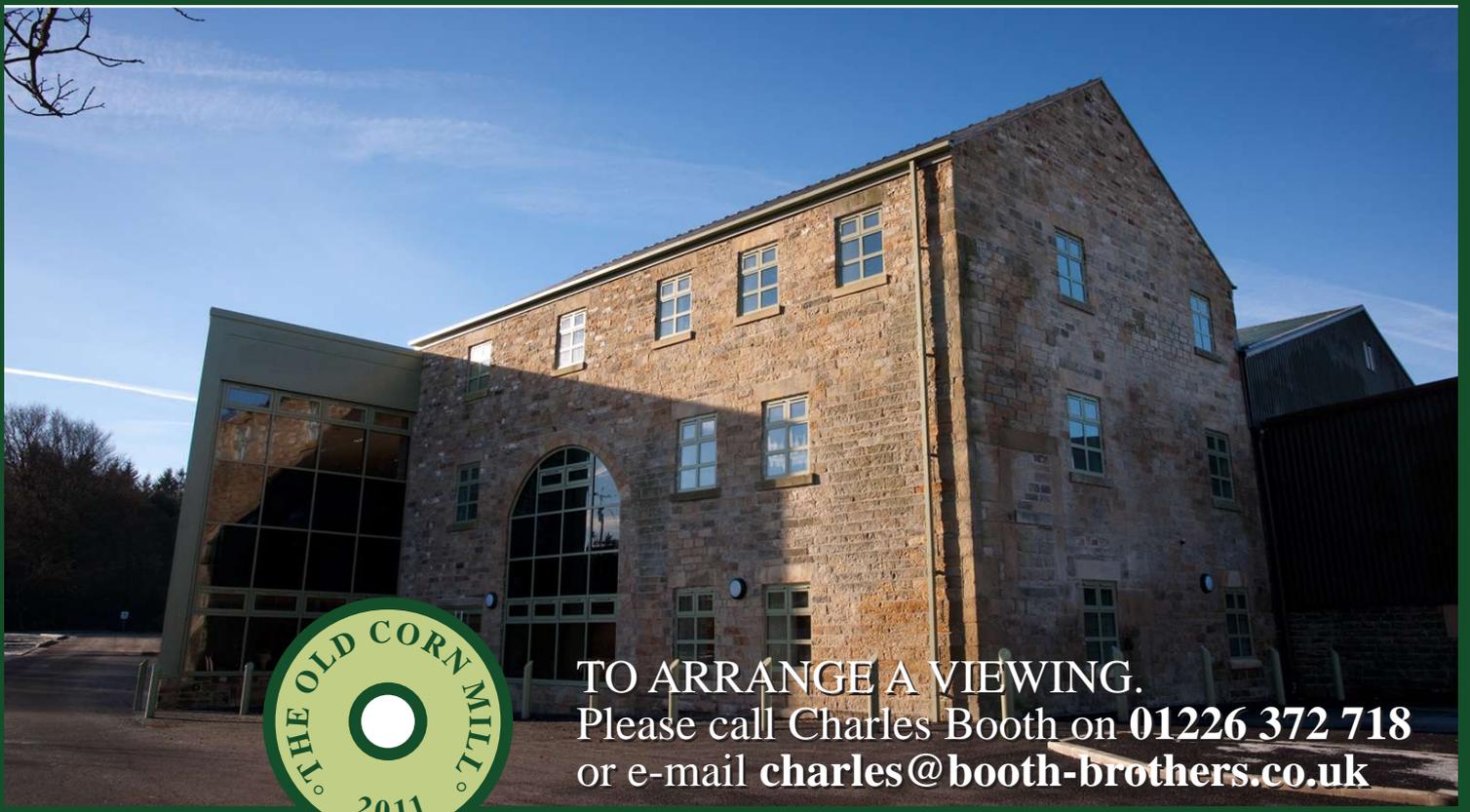


# THE OLD CORN MILL

## CARBON NEGATIVE OFFICES TO LET

SUITES FROM

925 <sup>sq</sup><sub>ft</sub> - 6,305 <sup>sq</sup><sub>ft</sub>  
(85.93 sq m - 585.81 sq m)



TO ARRANGE A VIEWING.  
Please call Charles Booth on **01226 372 718**  
or e-mail [charles@booth-brothers.co.uk](mailto:charles@booth-brothers.co.uk)

## SITUATION:

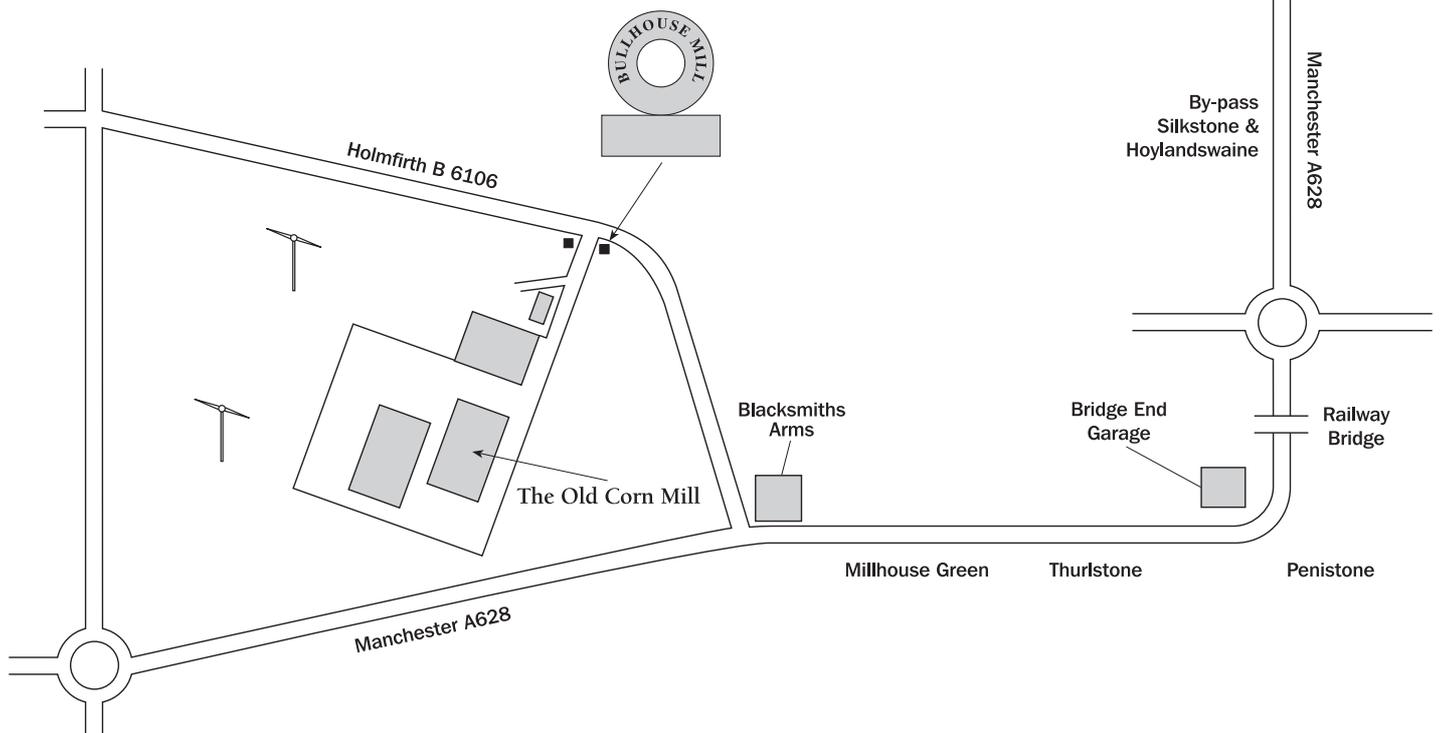
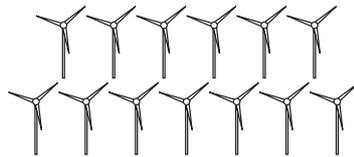
Bullhouse Mill is in a rural location on the edge of Millhouse Green, a moorland village close to Penistone and on the edge of the Peak District. Although the location is tranquil and surrounded by beautiful countryside, Junction 37 of the M1 is only seven miles away, Sheffield and Wakefield main line 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.

The post code for the offices is **S36 9NN**.

**From leaving Junction 37, head towards Manchester (A628).**

**Total travelling time, 10 -15 minutes maximum.**



## 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 1750's cut stone but a new build extension has been added to underline the buildings modern day credentials to make a perfect blend 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:

### Ground Floor:

Riverside : 149.57m<sup>2</sup> / 1610ft<sup>2</sup>

Millstone : LET

### First Floor:

Bridge 156.54m<sup>2</sup> / 1685ft<sup>2</sup>

Arch 96.47m<sup>2</sup> / 1038 ft<sup>2</sup>

### Second Floor:

Pennine : LET



## 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 (planned installation summer 2011). The romantic vision for the Old Corn Mill has always been to return to water power which was used to mill corn in the building over a hundred years ago and this dream is becoming 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 whole of building 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:

The property has currently not been assessed for rating purposes and does not appear in the Valuation List. 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 in accordance with the Uniform Business Rate which for 2010/2011 is 41.4p in the £.

## ENERGY PERFORMANCE CERTIFICATE:

The building has achieved an A+ in common with only fourteen (June 2011) such buildings in England.

# Energy Performance Certificate

Non-Domestic Building



The Old Cornmill, Bullhouse Mill  
Lee Lane  
Millhouse Green  
SHEFFIELD  
S36 9NN

Certificate Reference Number:  
0394-9320-3230-4990-6003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

**A+**

◀ -11

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	782
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	-10.45

## Benchmarks

Buildings similar to this one could have ratings as follows:

**35** If newly built

**70** If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

**Assessment Software:** DesignBuilder SBEM v2.3.5 using calculation engine SBEM v3.5.a.0

**Property Reference:** 643933200000

**Assessor Name:** Jonathan Southworth

**Assessor Number:** NHER005630

**Accreditation Scheme:** National Energy Services

**Employer/Trading Name:** Energytest (Commercial) Ltd

**Employer/Trading Address:** 15, Dukes Road, Tunbridge Wells, Kent TN1 2PA

**Issue Date:** 16 Dec 2010

**Valid Until:** 15 Dec 2020 (unless superseded by a later certificate)

**Related Party Disclosure:** Not related to the owner

**Recommendations for improving the property are contained in Report Reference Number: 9920-6993-0430-0420-3044**

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



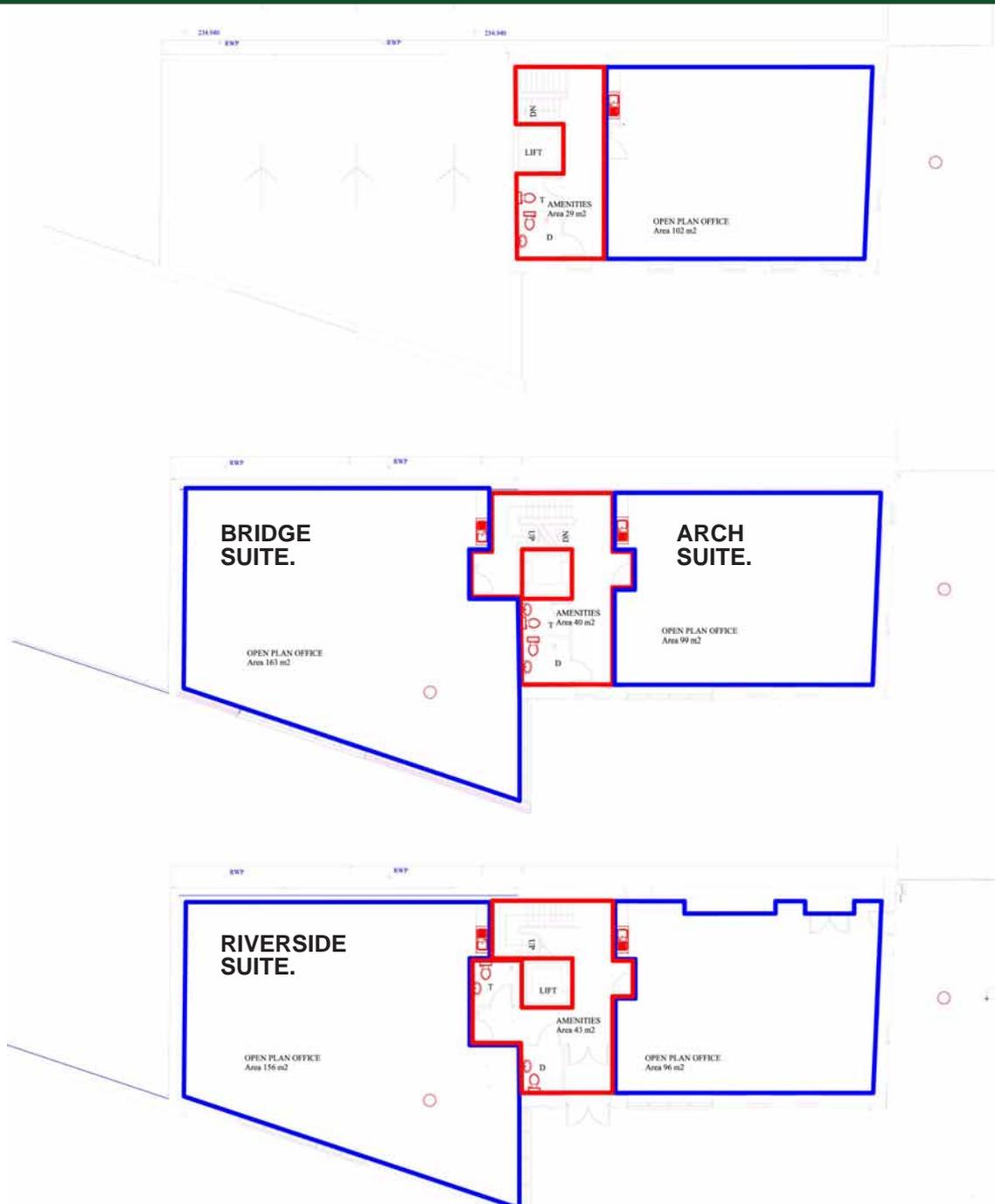
For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**

## LEASE:

The rent will be based on £12.50 per sq ft + VAT per individual. 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.

## FLOOR PLANS:



# 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 planned summer 2011 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 :

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

