

THE BRIARY BARN



# PURY HILL

BUSINESS PARK

ALDERTON ROAD · TOWCESTER · NORTHAMPTONSHIRE · NN12 7LS



THE BRIARY BARN  
FIRST FLOOR  
2,951 SQ FT (274.2 SQ M)

## DESCRIPTION

This attractive reclaimed brick, stone and tile office was constructed in 2007/8. The first floor is available from 1 April 2013 giving 2,951 sq ft of net office space.

This is an open plan office with glass fronted meeting rooms located in the alcoves along the north side. There are useful storage cupboards all along the south side under the sloping eaves, and a covered balcony useful as a break out area or alfresco meeting space. It also has a good sized fitted kitchen with dishwasher, microwave and fridge. The office also benefits from 2x WCs and a shower and is serviced by a DDA compliant lift.

The building was predominantly constructed from reclaimed building materials inside and out, including all doors resulting in an environmentally friendly footprint.

## COMMS / IT

- Raised computer floors with movable flush floor boxes, each with 4 x power and 4 x telecom/computer sockets
- Perimeter wall mounted and networked computer/telephone sockets, all with power
- Integrated telephone system
- High speed internet connection to the building with capacity of 1Gbps immediately available

## SERVICES

- 24/7 fully automated back up generator
- Extensive site services – see [www.puryhill.co.uk](http://www.puryhill.co.uk)

## SECURITY

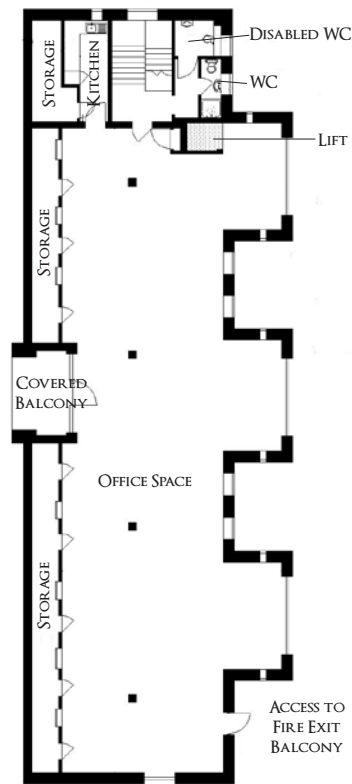
- 24 hour site access via digital keypad operated barriers
- 24 hr CCTV cameras throughout the site
- Fitted alarm system with monitoring
- Main gates locked between 9pm and 6am
- Manned gatehouse/reception at Business Park Entrance

## AMENITIES

- Abundant adjacent parking with dedicated spaces if required
- On site cafeteria and hospitality services
- On site building maintenance team
- On site meeting/conference rooms for hire for up to 30 delegates at a time
- Royal Mail deliveries and collections twice daily
- Banks and supermarkets within 2 minutes drive

## RECEPTION

- Seating area with phone point
- Two storey reception area
- Stainless steel and glass lined staircase
- Storage heater
- Reclaimed flagstone floor



## FIRST FLOOR



## OFFICE FACILITIES

- 4 person lift
- Carpeted and fully networked
- Concrete floor beams for noise reduction and fireproofing
- Fire alarm system
- Fitted kitchenette with fridge, dishwasher and microwave
- Full climate control with 7 day timer (energy efficient VRV systems)
- Lossany ventilation system mixing fresh air into the offices
- Fully tiled WC & disabled WC
- Glass walled meeting rooms/offices
- Good quality satin chrome door furniture and ironmongery throughout
- Building is fully DDA compliant

## VIEWING & FURTHER INFORMATION

For further details on current availability and viewing arrangements, please contact:

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