



The Sackhouse is situated in Jicklings Yard, next to the Main Maltings building. It is the first building to be regenerated as Phase 1 of the Wells Maltings Project, providing dedicated community space plus a range of work/business units, meeting rooms and conference facilities.

The Sackhouse is dedicated to fostering the support and growth of local SMEs and start-up businesses as well as providing space for the community in Wells.

Unit Rental Charges 2017

Unit number	Size (M ²)	Monthly rental	Estimated electricity costs/ month	Occupancy
F1	13.3	£199	£20	Montpelier House
F2	11.5	£173	£20	Social Monkey
F3	12.2	£183	£20	Homes for Wells
F4	6.9	£104	£15	Ray West Builders
F5	19.2	£288	£30	Benedict Marketing
S1	22.5	£338	£40	Available
S2				Wells Maltings Trust

The prices above do not include VAT

Notes:-

1. Shared broadband access is included in the rental.
2. There is a kitchen with sink, microwave, coffee machine, kettle, basic crockery and cutlery, tables and chairs.
3. A meeting room seating 8 is available on the first floor free of charge to tenants.
4. F units are first floor, S1 is on second floor.
5. Electricity costs are for heating, other uses will be extra.
6. Business rates are based on previous valuation, a new valuation will be done prior to occupation.
7. The large ground floor room can be hired by tenants at the special rate of £10/hour.
8. Rentals are based on £15 per month, per M²