



PACKINGTON  
ESTATE

## **OFFICE UNIT TO LET**

UNIT 1 MILL FARM  
BIRMINGHAM ROAD  
MERIDEN  
WARWICKSHIRE  
CV7 7HE



- Measuring approx. 725 sq ft
- Location near Stonebridge Island providing easy access to A45, M42, M6 and N.E.C.
- Rural setting with on site parking
- Single storey brick and tile barn converted to offices

Packington Hall  
Meriden  
Warwickshire CV7 7HF

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[packingtonestate.co.uk](http://packingtonestate.co.uk)



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Packington Estate Enterprises Ltd. Registered in England No. 2377594  
Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



## PACKINGTON ESTATE

### LOCATION

The premises are situated on the main A45 Birmingham Road/Coventry Road at its junction with the A452 Chester Road by Stonebridge Island, Meriden.

The barns lie in a rural location surrounded by open countryside, yet within approximately five minutes driving distance from Junction 6 of the M42, Junction 4 of the M6 and the N.E.C./Birmingham International Railway Station and Airport. The M6 Toll is accessed from the M42 and lies a few miles further north.

The 900 bus service runs past the property, with a stop a 1000 yards from the driveway and links central Birmingham and Coventry and stops at Birmingham International Railway Station.



### DESCRIPTION

Mill Farm comprises a U-shaped range of barns with adjacent farmhouse and cottage surrounding a landscaped pedestrianised courtyard. The buildings are traditional and of Warwickshire brick and tile dated, in the main, from the middle 18<sup>th</sup> century, although parts may be older.

The barns have been converted to create five self-contained office units to a very high standard.

### ACCOMMODATION

The unit benefits from 3 compartment trunking, modern lighting and carpeted throughout.



## PACKINGTON ESTATE

### **Office 1 / Reception**

**3.886m (max) x 5.337m (max)**

The office is accessed via the main entrance and provides access to the kitchen, w.c and office 2.

### **Office 2**

**6.858m (max) x 3.345m (max)**

The office benefits from exposed beams and plenty of natural light and overlooks the courtyard.



### **Office 3**

**3.383m (max) x 6.213m (max)**

Accessed via office 2 and has additional access to the courtyard. The office has exposed beams and benefits from plenty of natural light.

### **Kitchen**

**2.248m (max) x 1.956m (max)**

The kitchen is accessed from office 1 and benefits from a storage cupboard,

## **LEASE**

The Landlord is flexible on lease terms, but ideally would prefer a minimum term of 6 years with 3 year rent reviews on a full repairing and insuring basis. The tenants will be responsible for all outgoing and the Landlord will insure the structure and recharge this to the tenant.

## **RENT**

Please contact the Estate Office to discuss rent.

## **SERVICE CHARGE**

In addition, a service charge will be levied by the Landlord to cover the cost of landscaping, maintenance of the service road and car park together with the shared sewage system.



## PACKINGTON ESTATE

### **V.A.T.**

This will be payable on all rents and service charge.

### **ACCESS**

Access is 24 hours and off the A45 through a security gate, along a shared drive and maintenance will be according to user and re-charged as part of the service charge.

### **CAR PARKING**

There is allocated parking available and there is additional over-flow car parking available for all units on a grasscrete surface.

### **VIEWING**

Strictly by prior appointment through Packington Estate Enterprises Limited

Contact:	Gail Hinckes
Tel:	01676 526716
Email:	<a href="mailto:gail@packingtonestate.co.uk">gail@packingtonestate.co.uk</a>
Website:	<a href="http://www.packingtonestate.co.uk">www.packingtonestate.co.uk</a>

### **IMPORTANT NOTICE**

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.



# Energy Performance Certificate

Non-Domestic Building



Unit 1

Mill Farm Barns, Packington Park

Meriden

COVENTRY

CV7 7HE

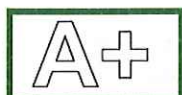
**Certificate Reference Number:**

0694-2074-8330-8200-1903

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



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

◀ **82**

This is how energy efficient the building is.

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> ):	74
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	103.73

## Benchmarks

Buildings similar to this one could have ratings as follows:

**44** If newly built

**69** If typical of the existing stock

## Administrative information

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

**Assessment Software:** iSBEM v3.5.b using calculation engine SBEM v3.5.b.1

**Property Reference:** 148260340000

**Assessor Name:** Ian Bonham

**Assessor Number:** STRO001796

**Accreditation Scheme:** Stroma Accreditation Ltd

**Employer/Trading Name:** Greenleaf Commercial

**Employer/Trading Address:** Brook House, Middleton Tyas, Richmond. DL10 6RP

**Issue Date:** 30 Mar 2011

**Valid Until:** 29 Mar 2021 (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:** 0270-1926-0489-4830-0044

## 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



Mixture of mounding and soft landscaping to obscure car parking

GRASSCRETE

Tarmac Surface

Car Parking (bays not marked)

Unit 1

Unit 3

Unit 2

Unit 4

Unit 5

US Parking

Tarmac Surface

To Coventry Road (Approx: 100m)

Tarmac Surface

Tarmac Surface

Mixture of mounding and soft landscaping to obscure car parking

Car Parking (bays not marked)

Access to adjacent fields

MILL FARM BARN  
PROPOSED SITE PLAN  
Not to Scale





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