



PACKINGTON  
ESTATE

## OFFICE UNIT TO LET



**UNIT 6/7 PARK FARM BARNs  
CHESTER ROAD  
MERIDEN  
CV7 7TL**

- ★ ★ Single storey office space in a converted barn
- ★ ★ Measuring approx 1,147 sq ft
- ★ ★ Excellent location - rural position approx. 5 minutes by car from M6, M42 and N.E.C/ Birmingham International Airport and Railway
- ★ ★ On site car parking spaces

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**Directors**

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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 located between Coleshill and Stonebridge on the junction between the A452 and A446, lying just south of Birmingham Business Park, just over 2m south of junction 4 of the M6 and the same distance north-east of junction 6 of the M42. Birmingham International Railway Station, Airport and N.E.C., are approximately 2 miles due west.

### DESCRIPTION

Park Farm is a courtyard development comprising of both single and two storey brick and tile barns. The barns date from the early 1800s where they formed part of an agricultural steading and were converted approx 10 years ago.

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

### ACCOMMODATION:

#### Open plan office area

**5.820m(max) x 11.474m (max) (19' max x 37' max)**

The area is carpeted and has doors to front and rear elevations. Doors leading off to a kitchenette and unisex disabled wc.





## PACKINGTON ESTATE

### Kitchenette

**2.113m (max) x 1.889m (max) (6'9" max x 6' max)**

Comprising a mix of wall and base units, stainless steel single sink and drainer with mixer tap and space for a fridge.

**Further open plan office area: 2.922m (max) x 3.145m (max) (9' 5" max x 10' 3" max)**



### Office 1

**2.785m (max) x 2.971m (max) (9'1" max x 9' 6" max)**

### Office 2

**5.005m (max) x 2.967m (max) (16' 4" max x 9' 7" max)**





## PACKINGTON ESTATE

### **GENERAL INFORMATION**

#### **ACCESS**

Access is 24 hours, 7 days per week. The site benefits from electric security gates.

#### **PARKING**

There are 5 allocated parking spaces in the courtyard with further spaces available in the overflow car parking area to the rear of the premises on a first come first served basis.

#### **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. It is envisaged that this service charge will be approximately £2.50 per sq.ft., per annum.

#### **DEPOSIT**

A deposit will be required equivalent of 3 months gross rent.

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

V.A.T. will be payable on all rents and service charge.

#### **SERVICES**

The unit has its own water and electric supply, separately metered, and air to air heat pump central heating system.

#### **RATEABLE VALUE**

£15,750



## PACKINGTON ESTATE

### **VIEWING**

Strictly by prior appointment through Packington Estate Enterprises Limited

Contact:	Gail Hinckes
Tel:	01676 526716
Fax:	01676 523399
Email:	<a href="mailto:gail@packingtonestate.co.uk">gail@packingtonestate.co.uk</a>
<u>Website:</u>	<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 6

Park Farm Barns, Chester Road

Meriden

COVENTRY

CV7 7HN

**Certificate Reference Number:**

0270-3985-0359-3850-7004

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

◀ **68**

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	57
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	52.32

## Benchmarks

Buildings similar to this one could have ratings as follows:

**35**

If newly built

**92**

If typical of the existing stock

## Administrative information

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

**Assessment Software:** iSBEM v4.1.c using calculation engine SBEM v4.1.c.3

**Property Reference:** 305857530000

**Assessor Name:** Ian Bonham

**Assessor Number:** STRO001796

**Accreditation Scheme:** Stroma Accreditation

**Employer/Trading Name:** Greenleaf Commercial

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

**Issue Date:** 24 Jul 2011

**Valid Until:** 23 Jul 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:** 9330-4057-0895-0700-8525

## 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



# Energy Performance Certificate

Non-Domestic Building



Unit 7

Park Farm Barns, Chester Road

Meriden

COVENTRY

CV7 7HN

**Certificate Reference Number:**

0992-2376-9430-8800-8903

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

◀ **63**

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

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>): 50.08

## Benchmarks

Buildings similar to this one could have ratings as follows:

**33**

If newly built

**89**

If typical of the existing stock



## Administrative information

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

**Assessment Software:** iSBEM v4.1.c using calculation engine SBEM v4.1.c.3

**Property Reference:** 829893460000

**Assessor Name:** Ian Bonham

**Assessor Number:** STRO001796

**Accreditation Scheme:** Stroma Accreditation

**Employer/Trading Name:** Greenleaf Commercial

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

**Issue Date:** 24 Jul 2011

**Valid Until:** 23 Jul 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:** 0270-8989-0499-6840-3024

## 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.



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