



PACKINGTON  
ESTATE

Property

# OFFICE TO LET



## THE OLD SCHOOL ROOM 204 Main Road Meriden CV7 7NG

- ◆ **635 sq ft (approx) comprising 2 offices, kitchen and two toilets**
- ◆ **On site parking**
- ◆ **Easy access to motorway network and local amenities**

Packington Hall  
Meriden  
Warwickshire CV7 7HF

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



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### **LOCATION**

The property is located on Main Road, Meriden and is early Victorian in age. It is known as The Old School House, which has been sub-divided into three, with other occupiers being a Doctors surgery and a private residence.

There is easy access to the A45 linking Coventry to Birmingham. The NEC, M42 and M6 are all approximately ten minutes drive away. Local facilities in the Village include bus services to Birmingham, Solihull and Coventry, a range of shops and a library.

### **DESCRIPTION**

The property comprises one large open plan office, one smaller office, two toilets and a small kitchen. There is shared parking to the front of the property with access alongside for deliveries.

In more detail the property comprises:-

The front door leads to a lobby area with connecting doors to:-

#### **Office 1                      9.017 (max) x 5.321m (max) (29'7" x 17'5")**

This open plan office is carpeted and has exposed timber beams and windows overlooking the front and side elevations.





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### Office 2

**3.166m x 2.424m (max) (10'4" x 7'11")**

This office is accessed via the hallway and has wooden flooring and a double radiator.



### WC1

**2.554m x 2.434m (8'4" x 7'11")**

Comprises a w.c., wash hand basin and a radiator.

### WC2

**3.012m x 2.058m (9'10" X 6'9")**

Comprises a w.c., wash hand basin and radiator

### Kitchen

**1.91m (max) x 1.91m (max) (6'3" x 6'3")**

Fitted kitchen with floor and wall units, a sink, fridge space and gas fired boiler powering the radiators throughout.





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### **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 property is connected to mains gas, water, telephone and electric. Private drainage through the shared car park connects to the mains. A service charge of £500 per annum will be payable to cover the upkeep and maintenance of the car park and grounds. In addition, the tenant will be responsible for all other outgoing such as insurance (Landlord to insure and recharge), utilities, telephone bills and business rates.

### **RATEABLE VALUE**

£2,050

### **VIEWING**

Strictly by prior appointment through Packington Estate Enterprises Limited

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### **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



Old School Room  
Main Road  
Meriden  
COVENTRY  
CV7 7NG

**Certificate Reference Number:**  
2767-3092-0607-0200-9991

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

..... 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

◀ 110

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	78
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	106.5
Primary energy use (kWh/m <sup>2</sup> per year):	611.73

## Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

78

If typical of the existing stock

## Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

<b>Assessment Software:</b>	SBEM Online v4.01 using calculation engine SBEM v5.6.a.1
<b>Property Reference:</b>	777692960000
<b>Assessor Name:</b>	James Lee
<b>Assessor Number:</b>	EES/019653
<b>Accreditation Scheme:</b>	Elmhurst Energy Systems
<b>Employer/Trading Name:</b>	James Lee
<b>Employer/Trading Address:</b>	3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH
<b>Issue Date:</b>	15 Feb 2020
<b>Valid Until:</b>	14 Feb 2030 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0970-0240-6672-7992-9002.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.ndepcregister.com](http://www.ndepcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.ndepcregister.com](http://www.ndepcregister.com). To opt out of having information about your building made publicly available, please visit [www.ndepcregister.com/optout](http://www.ndepcregister.com/optout).

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## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.