



PACKINGTON
ESTATE

Property

OFFICE UNIT TO LET



UNIT 2B PARK FARM
CHESTER ROAD
MERIDEN
CV7 7TL

- ★ ★ Single storey office space in a converted barn
- ★ ★ Measuring approx 792 sq ft (74 sq m)
- ★ ★ 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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packingtonestate.co.uk



Directors

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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 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.

ACCOMMODATION:

Access is from the courtyard into an "L" shaped, open plan office measuring 11.05m (36'3") x 4.75m (15'8") (approx 565 sq.ft. / 52.49 sq.m.) with a return office measuring 5.4m x 4.8m (approx 327 sq ft / 21.08 sq m).





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There is a kitchenette open to the main office and an adjacent unisex / disabled wc.



ACCESS

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

PARKING

There are 2 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.



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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

£9,700

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.
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