



PACKINGTON
ESTATE

OFFICE UNIT TO LET



**UNIT 9 PATRICK FARM BARN
MERIDEN ROAD
HAMPTON IN ARDEN
SOLIHULL**

- ★ ★ Single storey office space in a converted barn
- ★ ★ Measuring approx 412 sq ft
- ★ ★ Excellent location - rural position approx. 10 minutes by car from M6, M42 and N.E.C/ Birmingham International Airport and Railway
- ★ ★ On site car parking spaces

Packington Hall
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T: 01676 522020
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packingtonestate.co.uk



Directors
Lord Aylesford, Lady Aylesford, Lord Guernsey, Lady Guernsey
N. Barlow BSc (Hons) FRICS FAAV (Agent), R. Stone FRICS FAAV

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 situated on Meriden Road, Hampton in Arden (B4102) which is a direct road linking Meriden and Hampton in Arden.

The site is just south of Birmingham Business Park, just over 4 miles south of junction 4 of the M6 and the same distance east of junction 6 of the M42. Birmingham International Railway Station, Airport and N.E.C., are approximately 4 miles due west. Solihull is approx 10 minutes drive away to the west and Coventry approx 15 minutes to the east.

DESCRIPTION

Patrick Farm Barns are a mixture of single and two storey brick and tile buildings arranged in two linked courtyards. The barns are believed to date from the early 1800's. An 18th Century farmhouse and adjacent more modern buildings serve the continuing mixed farming enterprise.

Unit 9 is a single storey office and benefits from 3 compartment trunking, modern lighting and exposed purlins and trusses.

ACCOMMODATION:

Open plan office space with three working areas, kitchenette and unisex wc.

Area 1 **5.871m (max) x 3.474m (max)**

Area 2 **3.288m (max) x 2.303m (max)**

Area 3 **2.3m (max) x 3.149m (max)**

Kitchenette **2.09m (max) x 1.499m (max)**

GENERAL INFORMATION

ACCESS

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

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PARKING

There are 2 allocated parking spaces together with an additional over-flow car parking available on a first come first served basis.

LEASE

The Landlord is flexible on lease terms, but ideally would prefer a minimum term of 3 years 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 and air to water heating system.

RATEABLE VALUE

£5,400

VIEWING

Strictly by prior appointment through Packington Estate Enterprises Limited

Contact:	Gail Hinckes
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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.
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