



PACKINGTON
ESTATE

Property

**OFFICES TO LET
NOS. 1 & 2 HAMPTON HILL FARM
DIDDINGTON LANE,
HAMPTON IN ARDEN
B92 0HH**



- ★ ★ Single storey brick and tile barn
- ★ ★ Measuring approx 1765 sq ft
- ★ ★ Excellent location with easy access to M42, M6, A45 and NEC and Birmingham International Airport and Railway
- ★ ★ On site car parking spaces

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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

Hampton Hill Farm lies in an excellent rural location yet is only approximately a 5 minute drive from the M42 and the NEC / Birmingham International Railway Station and Airport. It is accessed from Diddington Lane. Junction 4 of the M6 is 5-10 minutes drive away via the A452 / A446.

DESCRIPTION

Hampton Hill Farm is a single storey office of Warwickshire brick and tile construction dating from the late 18th or early 19th century.

There are two entrances to the premises which briefly comprise a main reception area, fitted kitchen, long corridor with doors off to 3 separate offices, two w.c's, a smaller reception area, large open plan office with kitchenette and a further office with glazed partition. It also has a small mezzanine light storage space. Heating is gas fired central heating and there is mains water and electricity.

ACCOMMODATION:

Main reception **5.184m (max) x 3.128m (max)**
Laminate flooring, radiator and door out to courtyard,





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Kitchen **3.358m (max) x 2.689m (max)**
Fitted with floor and base units, vinyl flooring, cupboard housing Vaillant gas boiler and space for a fridge.

Step down to corridor with laminate flooring, radiators and doors leading off to:

Office one **4.781m (max) x 3.579m (max)**
Carpeted, window overlooking the courtyard and part glazed partition

Office two **3.901m (max) x 3.222m (max)**
Carpeted, window overlooking the courtyard and part glazed partition



Office three **7.190m (max) x 5.108m (max)**
Carpeted and windows overlooking the courtyard and useful built in storage cupboards

The access from the front of the building leads into an access area with doors off to the w.c.'s. and a further door leading into:

Reception area **3.263m (max) x 1.794m (max)**
With stairs leading up to the first floor storage space with mezzanine floor and suitable only for light weights

Office four **1.96m (max) x 2.46m (max)**
Laminate flooring, window overlooking the courtyard and glazed partition



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Office five

11.435m (max) x 5.394m (max)

Large open place space with laminate flooring, eyebrow windows, exposed rafters and bare brick walls. A small kitchenette is at one end of the office comprising wall and base units, a dishwasher and cupboard housing the gas boiler.



CAR PARKING

There are 12 car parking spaces to the front of the building.

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 outgoings and the Landlord will insure the structure and recharge this to the tenant.

RENT

Please contact the Estate Office to discuss rent.



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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. will be payable on all rents and service charge.

VIEWING

Strictly by prior appointment through Packington Estate Enterprises Limited

Contact:	Gail Hinckes
Tel:	01676 526716
Email:	gail@packingtonestate.co.uk
Website:	www.packingtonestate.co.uk

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 (EPC)

1 HAMPTON HILL FARMHOUSE
DIDDINGTON LANE
HAMPTON IN ARDEN
SOLIHULL
B92 0FE

Energy rating

D

Valid until

12 May 2031

Certificate number

3811-4449-6884-3056-6187

Property type

B1 Offices and Workshop businesses

Total floor area

115 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

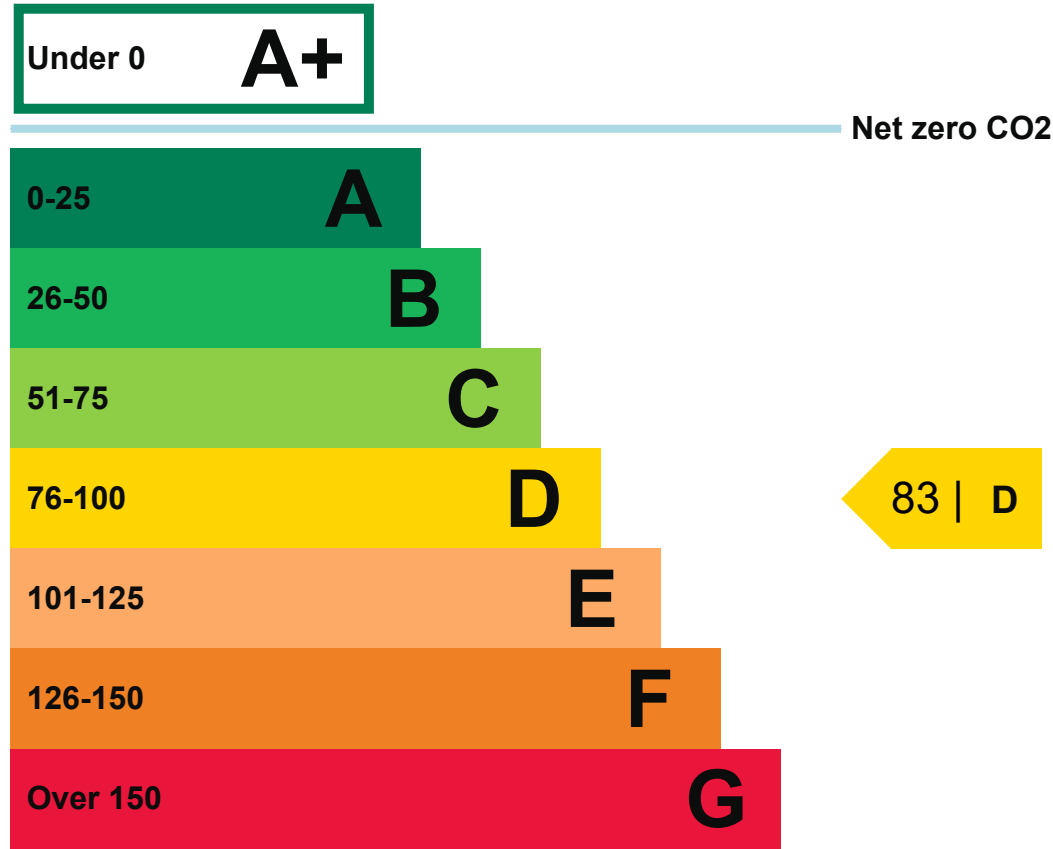
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

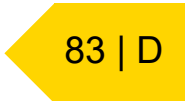
How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

73.86

Primary energy use (kWh/m² per year)

423

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8322-8830-1776-3961-3930\)](/energy-certificate/8322-8830-1776-3961-3930).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

James Lee

Telephone

0121 308 8781

Email

james-lee1@sky.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/019653

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Employer**James Lee

Employer address3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH

Assessor's declarationThe assessor is not related to the owner of the property.

Date of assessment13 May 2021

Date of certificate13 May 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Energy performance certificate (EPC)

2 HAMPTON HILL FARM
DIDDINGTON LANE
HAMPTON IN ARDEN
SOLIHULL
B92 0FE

Energy rating

D

Valid until

12 May 2031

Certificate number

8417-6278-2558-8463-1238

Property type

B1 Offices and Workshop businesses

Total floor area

79 square metres

Rules on letting this property

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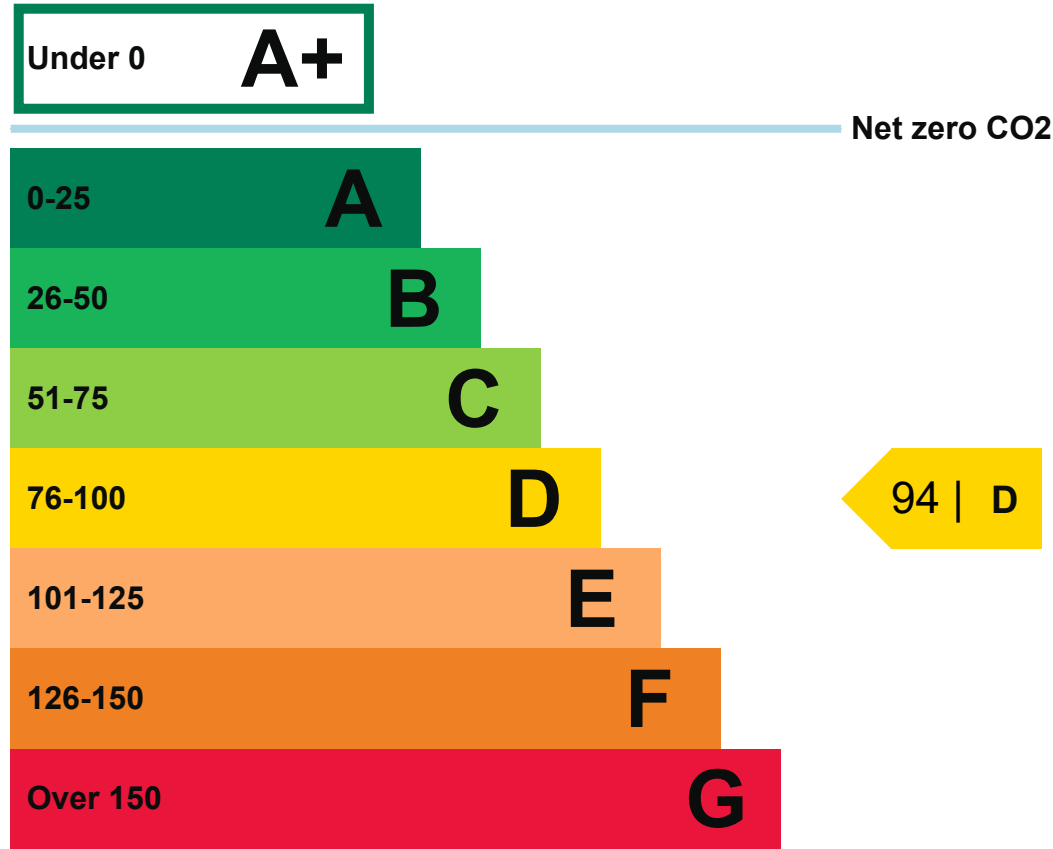
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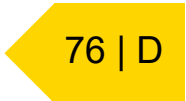
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If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

96.34

Primary energy use (kWh/m² per year)

551

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0384-2617-0110-6174-0496\)](/energy-certificate/0384-2617-0110-6174-0496).

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Assessor's name

James Lee

Telephone

0121 308 8781

Email

james-lee1@sky.com

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/019653

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Employer**James Lee

Employer address3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH

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Date of assessment12 May 2021

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