



PACKINGTON
ESTATE

STORAGE UNIT TO LET



**PARK FARM STORAGE UNIT
CHESTER ROAD
MERIDEN
CV7 7TL**

- ★ ★ Circa 8,500 sq ft of storage space with concrete floor
- ★ ★ Mains electricity
- ★ ★ Excellent location - rural position approx. 5 minutes by car from M6, M42 and N.E.C/ Birmingham International Airport and Railway
- ★ ★ Electric security gates

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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



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LOCATION

The premises are situated between Coleshill and Stonebridge on the junction between the A452 and A446.

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.

ACCESS

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

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 outgoings 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.

DEPOSIT

A deposit will be required.

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

SERVICES

The unit has its electric supply.

VIEWING Strictly by prior appointment through Packington Estate Enterprises Limited

Contact:	Sam White / 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.
- 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.