



PACKINGTON  
ESTATE

## OFFICE UNIT TO LET



**UNIT 3 PATRICK FARM BARNS  
MERIDEN ROAD  
HAMPTON IN ARDEN  
SOLIHULL**

- ★ ★ Single storey office space in a converted barn
- ★ ★ Measuring approx 450 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  
Meriden  
Warwickshire CV7 7HF  
T: 01676 522020  
F: 01676 523399  
[packingtonestate.co.uk](http://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



## PACKINGTON ESTATE

### 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 18<sup>th</sup> Century farmhouse and adjacent more modern buildings serve the continuing mixed farming enterprise.

### ACCOMMODATION:

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

**Area 1**                      **5.116m (max) x 4.528m (max) 16'9" x 14'10"**



**Kitchenette**                      Comprising floor and wall cupboards, single drainer sink and space for fridge



## PACKINGTON ESTATE

### Area 2

3.206m (max) x 4.685m (max) 10'6" x 15'4"



### WC

Comprising toilet and wash hand basin

There is an additional small storage cupboard adjacent to the unit which is also available to rent by separate negotiation and is only available as part of a let of unit 3.

### GENERAL INFORMATION

#### ACCESS

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

#### PARKING

There are two car parking spaces available on site plus additional overflow parking 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.



## PACKINGTON ESTATE

### **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 £2.00 per sq.ft., per annum. A reserve fund is also payable in the sum of £0.50 psf.

### **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**

£6,400

### **VIEWING**

Strictly by prior appointment through Packington Estate Enterprises Limited

Contact:	Gail Hinckes
Tel:	01676 526716
Fax:	01676 523399
Email:	<a href="mailto:gail@packingtonestate.co.uk">gail@packingtonestate.co.uk</a>
<u>Website:</u>	<a href="http://www.packingtonestate.co.uk">www.packingtonestate.co.uk</a>



## PACKINGTON ESTATE

### 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)

Unit 3, Patrick Farm Barns  
Meriden Road  
Hampton-in-Arden  
SOLIHULL  
B92 0LT

Energy rating

C

Valid until

19 April 2031

Certificate number

5358-6940-3698-0510-9254

## Property type

B1 Offices and Workshop businesses

## Total floor area

50 square metres

## Rules on letting this property

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

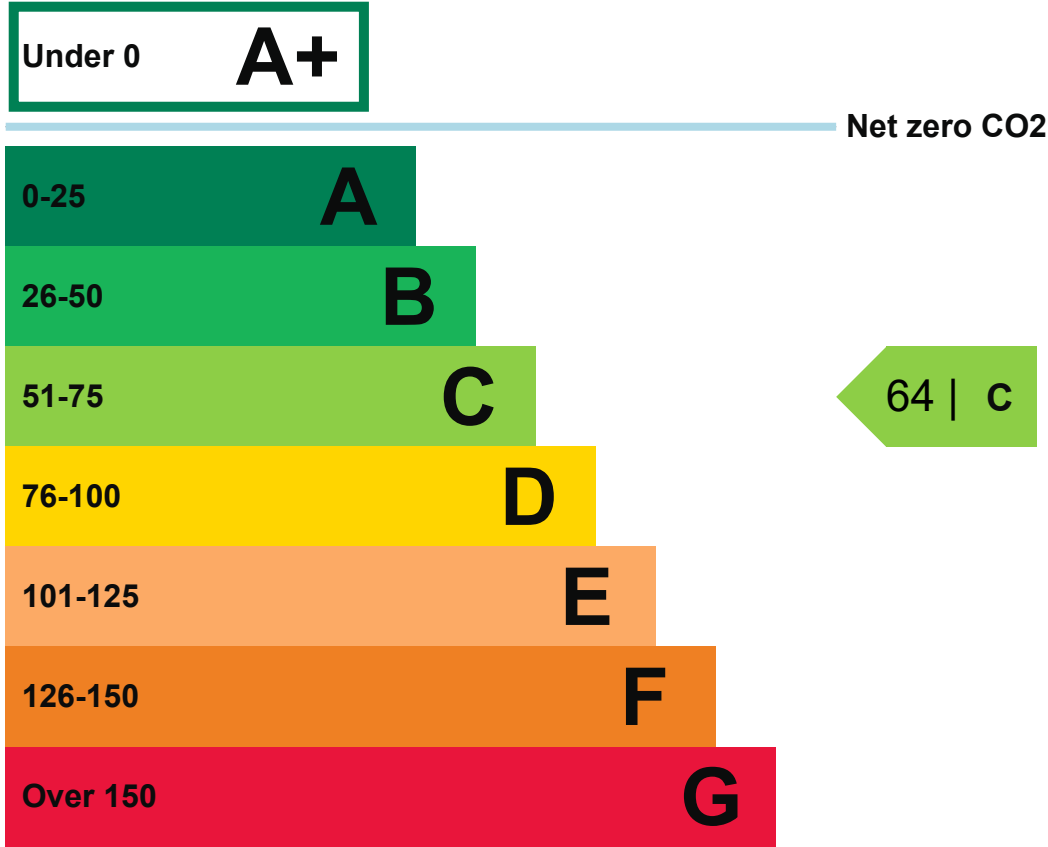
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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](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 C.



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.

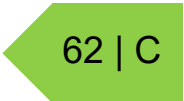
How this property compares to others

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

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

## Assessment level

3

---

## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

72.79

---

## Primary energy use (kWh/m<sup>2</sup> per year)

431

---

► [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5551-3545-8731-6135-6715\)](/energy-certificate/5551-3545-8731-6135-6715).

## 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](mailto:james-lee1@sky.com)

---

## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

---

### Assessor ID

EES/019653



**Telephone**

01455 883 250

---

**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

---

**Assessment details****Date of assessment**

15 April 2021

---

**Date of certificate**

20 April 2021

---

**Employer**

James Lee

---

**Employer address**

3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH

---

**Assessor's declaration**

The assessor is not related to the owner of the property.

---

**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](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.