



PACKINGTON  
ESTATE

Property

## OFFICE TO LET



### UNIT 3 OLD HALL FARM BARN WHITESTITCH LANE, MERIDEN CV7 7JE

- ★ Rural location with on site parking
- ★ Easy access to motorway network and local amenities
- ★ Barn conversion measuring approx 762 sq ft

Packington Hall  
Meriden  
Warwickshire CV7 7HF

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[packingtonestate.co.uk](http://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 property is located on Whitestitch Lane, approximately 1/4 mile from the village of Meriden and forms part of the Old Hall Farm Barns complex, converted in 2002.

The premises are easily accessed from the A45 Coventry/Birmingham Road. The NEC, M42 and M6 are all approximately a 5 minute drive away. Local facilities in the village of Meriden include a range of shops, library and post office. At the entrance to Whitestitch Lane there is a bus service to Birmingham, Solihull and Coventry.

### DESCRIPTION

The converted office buildings at Old Hall Farm are set on three sides of a courtyard. The barns are a mix of single and two storey open plan offices. All the buildings are constructed of Warwickshire brick and tile and date from the early 19<sup>th</sup> Century.

The offices are serviced by 3 compartment CAT 5 cabling, modern electrical lighting and provide open airy space.

There is allocated parking on site.



### 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.



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### **SERVICES**

The property is connected to mains water, telephone and electricity.

Private drainage is shared with the occupiers of the other units within the complex. There is a small service charge to cover this and maintenance of the common area.

### **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.

### **RATEABLE VALUE**

The rateable value of the premises is £10,250.

### **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>
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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.

# Energy performance certificate (EPC)

Unit 3  
Old Hall Farm Barns  
Whitestitch Lane  
Great Packington  
CV7 7JE

Energy rating

D

Valid until

12 May 2031

Certificate number

7473-6753-6083-9907-9647

## Property type

B1 Offices and Workshop businesses

## Total floor area

69 square metres

## Rules on letting this property

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

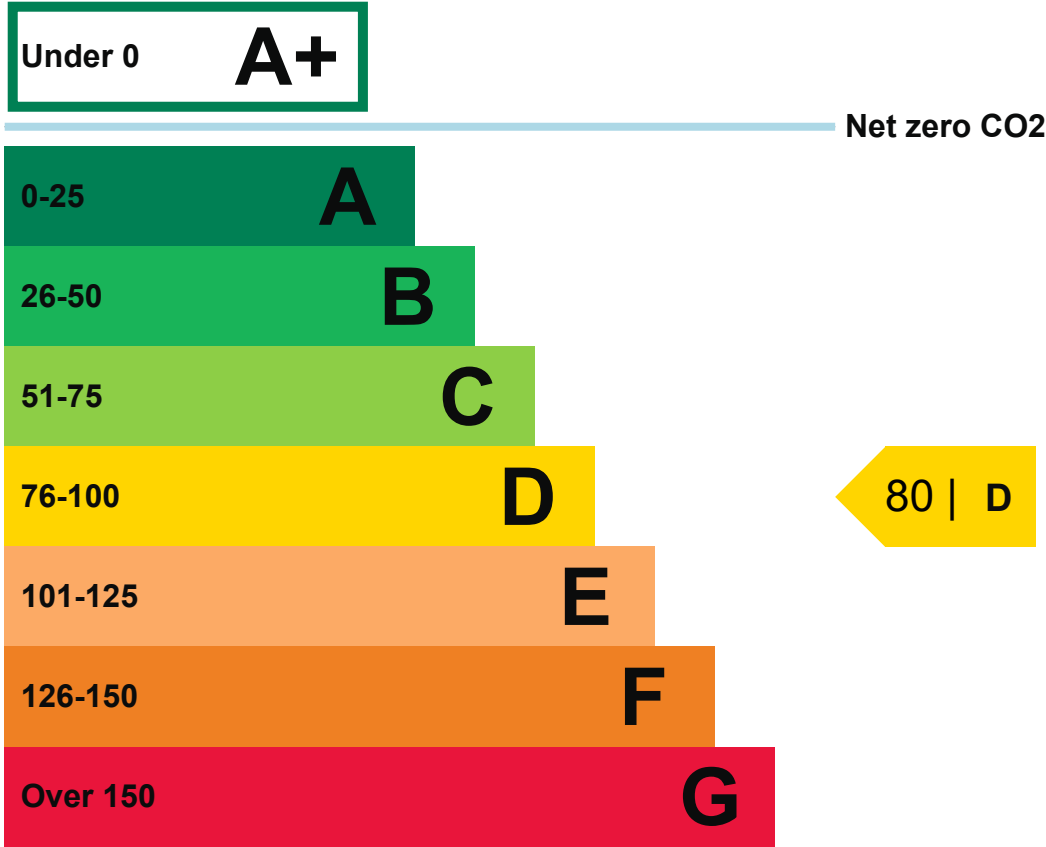
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 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

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

## Assessment level

3

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

91.04

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

539

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► [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5529-4701-4880-1942-0225\)](/energy-certificate/5529-4701-4880-1942-0225).

## 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

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### Telephone

0121 308 8781

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### Email

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

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/019653

**Telephone**

01455 883 250

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**Email**

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

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**Assessment details****Employer**

James Lee

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**Employer address**

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

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**Assessor's declaration**

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

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**Date of assessment**

13 May 2021

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**Date of certificate**

13 May 2021

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**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.