



PACKINGTON
ESTATE

OFFICE UNIT TO LET



**UNIT 5/6 PATRICK FARM BARNES
MERIDEN ROAD
HAMPTON IN ARDEN
SOLIHULL**

- ★ ★ Two storey office space in a converted barn
- ★ ★ Measuring approx 1654 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

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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 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 5/6 is a two storey office and benefits from 3 compartment trunking, modern lighting and exposed purlins and trusses.

ACCOMMODATION:

Reception area

Door from courtyard opens into open plan reception area with wooden staircase leading to first floor offices. Useful storage area situated just off the reception.





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Door leading to:

Office 1 3.54m (max) x 4.55m (max) (11'7" x 14'11" max)



Open plan area (1) 5.33m (max) x 4.54m (max) (17'5" x 14'10" max)



Corridor leading into unit 5 with doors off to two separate w.c's



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Open plan area

6.5m (max) x 4.4m (max) (21'3" x 14'5" max)



This area includes a tea point with space for fridge and door leading into shower room



Server room

2.3m (max) x 4.7m (max) (7'6" x 15'5" max)



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FIRST FLOOR

Office 2

5.3m (max) x 4.6m (max) (17'4" x 15'1" max)



Office 3

5.3m (max) x 4.5m (max) (17'4" x 14'9" max)





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GENERAL INFORMATION

ACCESS

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

PARKING

There are 9 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 £2.00 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

£17,500

VIEWING

Strictly by prior appointment through Packington Estate Enterprises Limited

Contact:	Gail Hinckes
Tel:	01676 526716
Fax:	01676 523399
Email:	gail@packingtonestate.co.uk
Website:	www.packingtonestate.co.uk



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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

Non-Domestic Building



Unit 5-6 Patricks Farm Barns, Meriden Road
Hampton-in-Arden
SOLIHULL
B92 0LT

Certificate Reference Number:
0150-0230-0522-4001-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 54

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	199
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	43.18
Primary energy use (kWh/m ² per year):	255.41

Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

67

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	SBEM Online v4.01 using calculation engine SBEM v5.6.a.1
Property Reference:	542552000000
Assessor Name:	James Lee
Assessor Number:	EES/019653
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	James Lee
Employer/Trading Address:	3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH
Issue Date:	14 Sep 2020
Valid Until:	13 Sep 2030 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0524-0210-2040-1500-5003.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at <https://epc.opendatacommunities.org>.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.