



PACKINGTON
ESTATE

OFFICE UNIT TO LET



**UNIT 5/6 PATRICK FARM BARNs
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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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 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

Open plan area 6.5m (max) x 4.4m (max) (21'3" x 14'5" max)
Concrete painted floor, 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)

FIRST FLOOR

Office 2 5.3m (max) x 4.6m (max) (17'4" x 15'1" max)





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Office 3

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



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 6 years with 3 year rent reviews 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 £2.50 per sq.ft., per annum.

DEPOSIT

A deposit will be required equivalent of 3 months gross rent.



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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
<u>Website:</u>	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

Non-Domestic Building



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

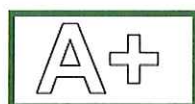
Certificate Reference Number:

9773-3035-0502-0400-0791

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **46** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	64
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	49.56

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

82 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.5.a using calculation engine SBEM v3.5.a.0

Property Reference: 732574370000

Assessor Name: Edward Speir

Assessor Number: STRO001299

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: Greenleaf Commercial

Employer/Trading Address: Brook House, Middleton Tyas, Richmond DL10 6RP

Issue Date: 15 Sep 2010

Valid Until: 14 Sep 2020 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0070-0440-7529-3395-7002

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005

Energy Performance Certificate

Non-Domestic Building



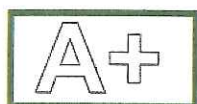
Unit 6, Patrick Farm Barns
Meriden Road
Hampton-in-Arden
SOLIHULL
B92 0LT

Certificate Reference Number:
0060-0130-8459-5195-2002

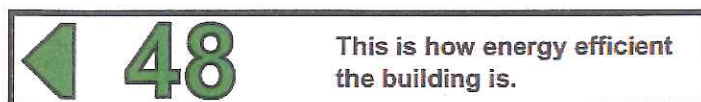
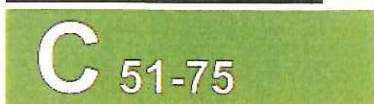
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Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	100
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	43.71

Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

82 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.5.a using calculation engine SBEM v3.5.a.0

Property Reference: 655421180000

Assessor Name: Edward Speir

Assessor Number: STRO001299

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: Greenleaf Commercial

Employer/Trading Address: Brook House, Middleton Tyas, Richmond DL10 6RP

Issue Date: 15 Sep 2010

Valid Until: 14 Sep 2020 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0295-9158-5140-0400-6003

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



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