



## PACKINGTON ESTATE ENTERPRISES LIMITED

*Packington Hall, Meriden, Warwickshire CV7 7HF*

*Telephone 01676 522020 Facsimile 01676 523399*

AGRICULTURAL, SPORTING AND COMMERCIAL PROPERTY

## OFFICE UNIT TO LET

UNIT 2 MILL FARM  
BIRMINGHAM ROAD  
MERIDEN  
WARWICKSHIRE  
CV7 7HE



- ★ Single storey brick and tile barn
- ★ 56 sq.m (600 sq.ft.)
- ★ Excellent location - rural position near Stonebridge Roundabout  
Approx 5 minutes drive from M6, M42, M40 and N.E.C / Birmingham  
International Airport and Railway
- ★ On site parking

### DIRECTORS:

*Lord Aylesford Lady Aylesford*

*N.P. Barlow BSc(Hons), F.R.I.C.S., F.A.A.V.,(AGENT) R.V.Stone F.R.I.C.S., F.A.A.V.*

Registered in England No. 2377594 Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF

## LOCATION

The premises are situated on the main A45 Birmingham Road / Coventry Road at its junction with the A452 Chester Road by Stonebridge Island, Meriden - (see location plan attached).

The barns lie in an excellent location surrounded by open countryside, yet within approximately five minutes driving distance from Junction 6 of the M42, Junction 4 of the M6 and the N.E.C. / Birmingham International Railway Station and Airport. The M6 Toll is accessed from the M42 and lies a few miles further north.

The 900 bus service runs past the property and links central Birmingham and Coventry and stops at Birmingham International Railway Station.

## DESCRIPTION

Mill Farm comprises a U-shaped range of barns with adjacent farmhouse and cottage (currently in and to be retained in residential occupation), surrounding a landscaped courtyard with no parking. The buildings are traditional single and two storey and constructed of Warwickshire brick and tile and they date, in the main, from the middle 18<sup>th</sup> century, although parts may be older.

The barns have been converted to create five self-contained office units to a very high standard. Each unit contains its own toilets and showering units, heating system and dedicated parking spaces.

## ACCOMMODATION

<b>Unit 2</b>	56 sq.m	A single open plan office measuring 14.25m (46'8")
<b>Single Storey</b>	(600 sq.ft.)	x 3.6 sq.m. (11'8") wide with self contained kitchen and disabled w.c/shower accessed from it

## ACCESS

Access is 24 hours and off the A45 through a security gate, along a shared drive and maintenance will be according to user and re-charged as part of the service charge.

## CAR PARKING

There is allocated parking available and there is additional over-flow car parking available for all units on a grasscrete surface.

## **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 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 and car park together with the shared sewage system.

## **V.A.T.**

This will be payable on all rents and service charge.

## **RATING ASSESSMENT**

To be advised



## **VIEWING**

Strictly by prior appointment through Packington Estate Enterprises Limited

Contact: Ben Gray / Gail Hinckes  
Tel: 01676 526741 / 01676 522020  
Fax: 01676 523399  
Email: [ben@packingtonestate.co.uk](mailto:ben@packingtonestate.co.uk)  
Website: [www.packingtonestate.net](http://www.packingtonestate.net)

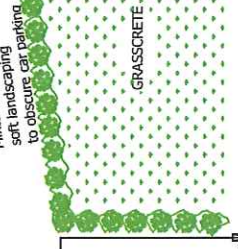
## **IMPORTANT NOTICE**

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.
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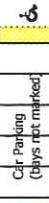


Mixture of mounding and soft landscaping to obscure car parking to adjacent fields



GRASSCRETE

Tarmac Surface



Tarmac Surface

Unit 1

Unit 2

Unit 3

Unit 4

Unit 5

Tarmac Surface

US Parking

Tarmac Surface

Tarmac Surface

Tarmac Surface

Tarmac Surface

Tarmac Surface

Tarmac Surface

Tarmac Surface

Tarmac Surface

Tarmac Surface

Tarmac Surface

Cycle Storage



Tarmac Surface

Gate access for cottages

Gate

Gate - access to field

Mixture of mounding and soft landscaping to obscure car parking

Car Parking (bays not marked)

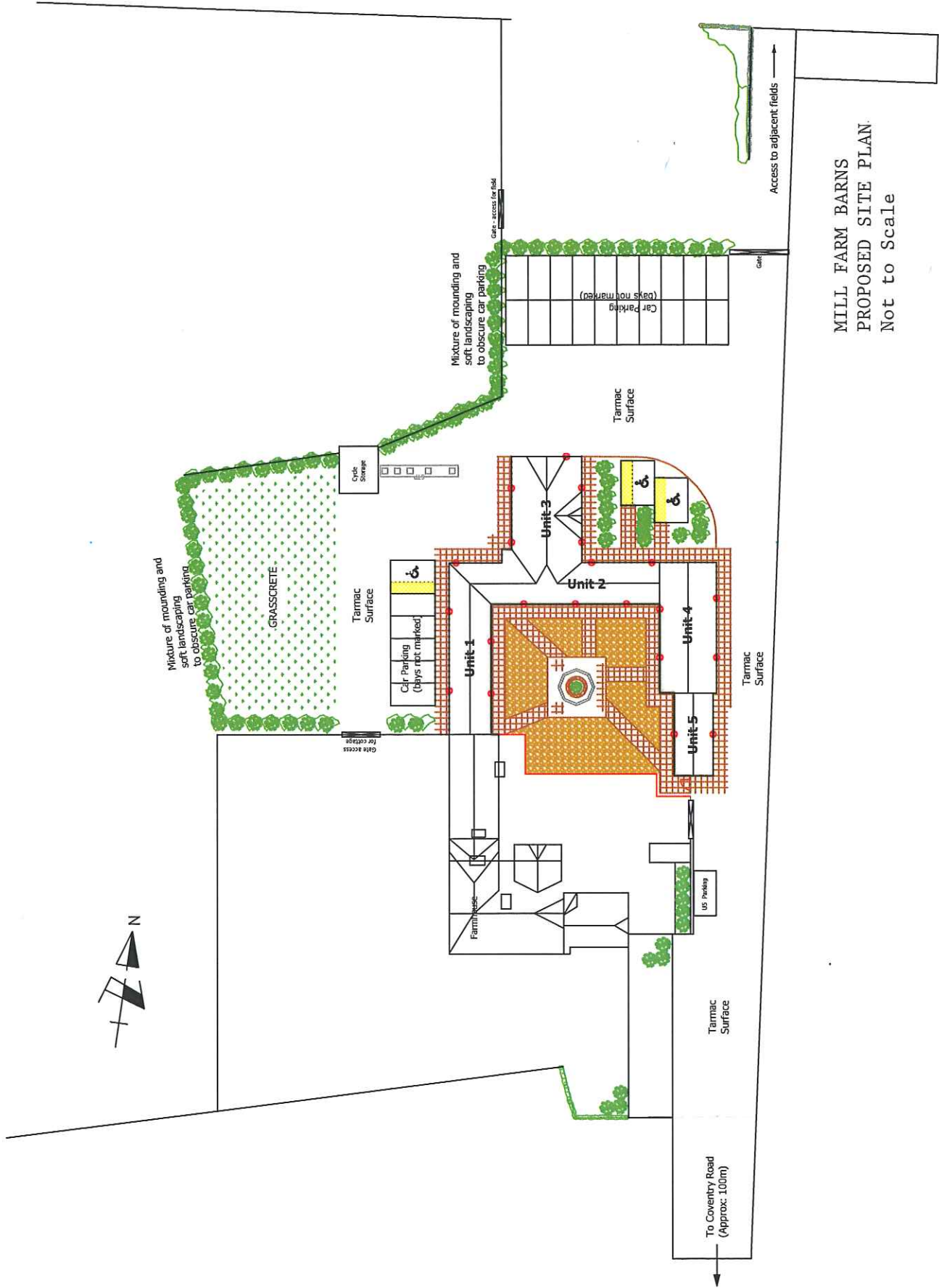
Tarmac Surface

Gate

Access to adjacent fields

To Coventry Road (Approx: 100m)

MILL FARM BARN  
PROPOSED SITE PLAN  
Not to Scale





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