



PACKINGTON ESTATE ENTERPRISES LIMITED

Packington Hall, Meriden, Warwickshire CV7 7HF

Telephone 01676 522020 Facsimile 01676 523399

AGRICULTURAL, SPORTING AND COMMERCIAL PROPERTY

OFFICES TO LET

79 m² / 850 sq ft

UNIT 4 OLD HALL FARM, MERIDEN



- ★ Rural location with on site parking
- ★ Easy access to motorway network and local amenities
- ★ Barn conversion with exposed beams
- ★ High specification office accommodation

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 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 property comprises an open plan studio with unisex / disabled w.c. and kitchen spread over 850 sq ft (79m²).

There is parking for up to 7 cars.

The main studio office measuring 71.46m² (969.19sq ft) and included within this space is the kitchen. There is a door leading off to the w.c. (2m x 1.9m max).

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

TENURE AND RENT

The property is available to lease on a business tenancy. The rent is negotiable dependent upon the length of term required.

The property is available for immediate occupation.

SERVICES AND OUTGOINGS

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.

The tenant will be responsible for all other outgoing to include utility bills and business rates.

SURETY / DEPOSIT

A deposit of 3 months' rent will be required.

V.A.T.

V.A.T. will be payable on all rents and service charge.

VIEWING

Strictly by appointment with the sole agent.

Please contact: Ben Gray / Gail Hinckes
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IMPORTANT NOTICE

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- 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.
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Unit 4 Old Hall Farm Barn

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