



ehB
Reeves
commercial property experts

TO LET

On the Instructions of Packington Estate Enterprises Limited

Office Unit To Let

1,654 sq.ft (154 sq.m)

Unit 5/6 Patrick Farm Barns, Meriden Road, Hampton In Arden, Solihull, B92 0LT

Accommodation

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 1800s. An 18th century farmhouse and adjacent modern buildings serve the continuing mixed farming enterprise.

Unit 5/6 is a two-storey office and benefits from 3-compartment trunking, fluorescent lighting and exposed purlins and trusses. The accommodation comprises a series of offices and meeting rooms with kitchen, toilet and shower facilities.

Externally, there is parking for 9 vehicles with additional access to the overflow car park available on a first come first serve basis.

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 the NEC are approximately 4 miles due west. Solihull is approximately 10 minutes drive away to the west, and Coventry approximately 15 minutes to the east.



Tenure

By way of a new full repairing and insuring lease for a minimum term of three years.

Services

Mains electricity and water is connected. Heating is by way of an air source heat pump. The landlord arranges the annual service of the heat pump and the cost of the service and associated repairs is charged back to the tenant.

EPC C 54

Planning

E (formerly B1(a)) Offices.

Rent

£29,750 per annum (exclusive of VAT)

Rates

The rateable value for the current year is £25,250

VAT

VAT is applicable on all rents and service charges

Deposit

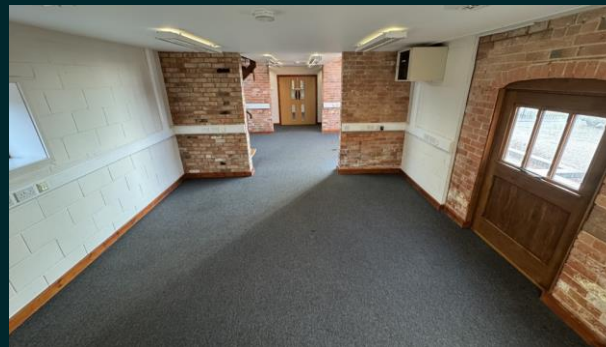
The landlord will require a deposit equivalent to a quarter of the annual gross rent.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

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. A reserve fund is also payable in the sum of £0.50 per sq ft.





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