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**Reeves**  
commercial property experts

## To Let

Upon the Instructions of Packington Estate  
Enterprises Limited

Agricultural Units To Let

**Park Farm Grain Stores, Chester Road Meriden, Coventry, CV7 7TL**

## Accommodation

Park Farm Barns is a courtyard development comprising both single and two-storey brick and tile barns. The barns date from the early 1800s where they formed part of an agricultural steading and the majority were converted into offices approximately 10 years ago.

The Grain Stores have retained an agricultural use and are partially brick and block construction with partially steel profile sheet cladding/roofs. Grain Stores 2 and 3 have a basic electricity supply connected which provides lighting to the units. Grain Store 1 has no services connected.

Grain Store 1 (Partially covered open storage)

3,738 sq.ft (347.27 sq.m)

Grain Store 2

2,130 sq.ft (197.85 sq.m)

Grain Store 3

1,313 sq.ft (121.98 sq.m)

Access

Access is 24 hours a day, 7 days per week.

Parking

There is allocated parking to the front of the units.

## Location

The premises are located between Coleshill and Stonebridge on the junction between the A452 and A446, lying just south of Birmingham Business Park, just over 2m south of junction

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## Tenure

The landlord is flexible on lease terms, but ideally would prefer a flexible agreement with rolling mutual break options. Any agreement will be outside The Landlord & Tenant Act 1954 security of tenure provisions.

## Services

Grain Stores 2 and 3 have mains electricity connected. There are no gas, water or drainage services connected to any of the gran stores.

## EPC D 97

## Planning

Agricultural Use.

## Use

The units are for agricultural uses. B1, B2 and high activity B8 uses will not be considered. Low volume/activity B8 (storage) uses may be considered.

## Rent

Rent on application.

## Deposit

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

## VAT

VAT will be payable on all rents and service charge.

## Rates

As the properties have an agricultural use they are not on the rating lists.

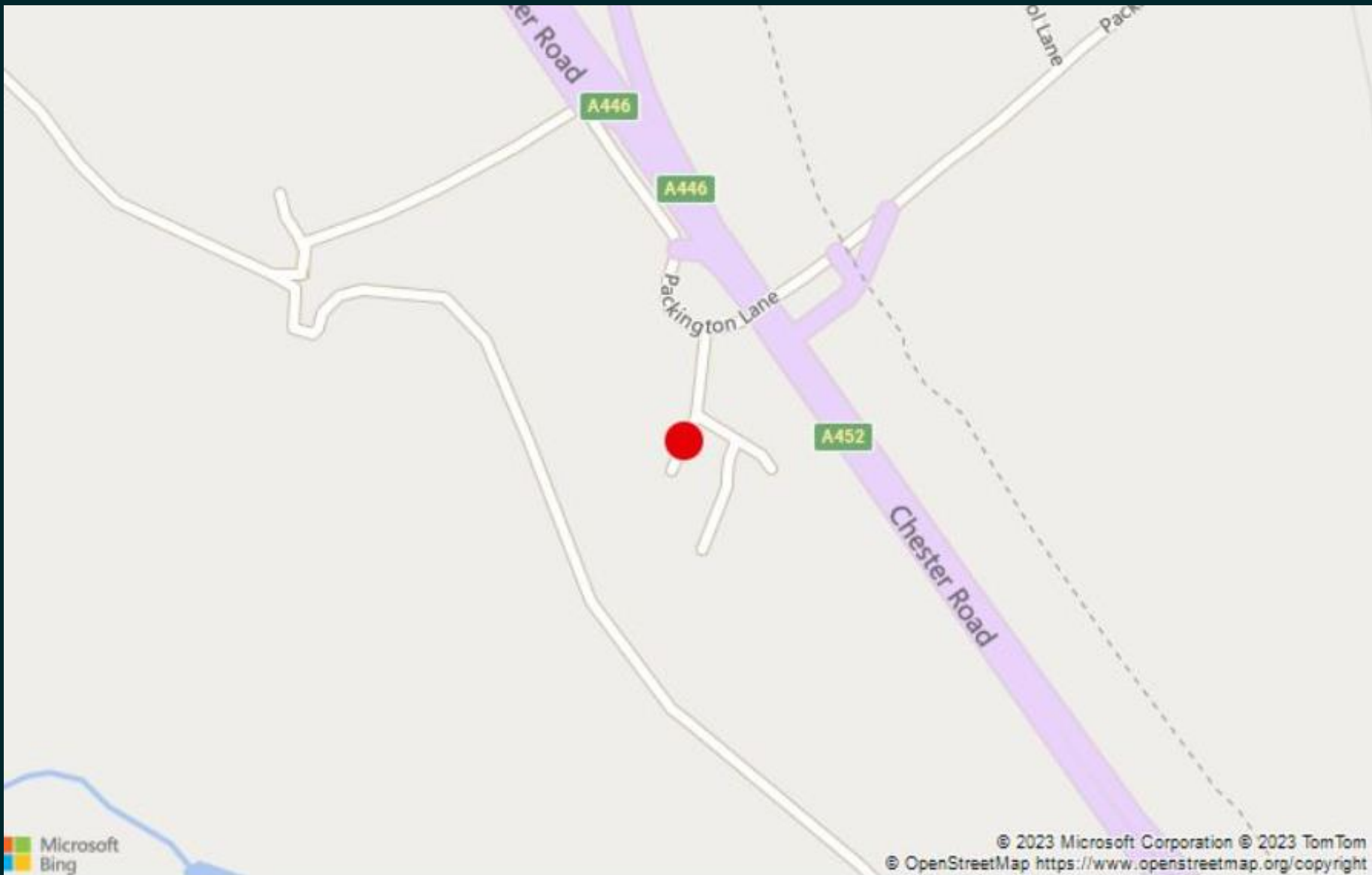
## Legal Costs

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

## Service Charge

TBA





Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

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