



**ehB**  
**Reeves**  
commercial property experts

## TO LET

Upon the Instructions of Packington Estate Enterprises Limited

Barn Conversion Offices

**595 sq.ft** (55.29 sq.m)

Unit 2B Park Farm Barns, 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 were converted approximately 15 years ago.

### Accommodation

Access is from the courtyard into the main open plan office 595 sq.ft (55.29 sq.m). The offices have wood effect vinyl floor coverings installed and heating is by way of an air source heat pump. Fluorescent strip lighting is fitted throughout and the office incorporates a small kitchenette and WC facility.

### Access

Access is 24 hours a day, 7 days per week. The site benefits from electric security gates.

### Parking

There are 3 allocated parking spaces in the courtyard and further parking is available in the overflow car park.

## 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 4 of the M6 and the same distance north east of junction 6 of the M42. Birmingham International Railway Station, Airport and the NEC are approximately 2 miles due west.

## Tenure

The landlord is flexible on lease terms, but ideally would prefer a minimum term of 3 years on a full repairing and insuring basis.

## Services

Main electricity and water are connected.

## EPC C 70

## Planning

E (formerly B1(a)) Offices.

## 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

The rateable value for the current year is £9,000. The property qualifies for 100% small business rates relief (subject to status of the rates payer)

## Legal Costs

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

## Service Charge

A service charge is levied to cover the cost of repairs and maintenance of communal items. The service charge is currently £3 per sq.ft

**SAT NAV: CV7 7TL**  **Jazzy.headboard.badminton**

**ehB**  
**Reeves**  
commercial property experts

Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

**Sam Hain 01926 888181**

[sam@ehbreeves.com](mailto:sam@ehbreeves.com)  
[ehbreeves.com](http://ehbreeves.com)



