



## 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

### CHURCH FARM BARN

CHURCH FARM  
LITTLE PACKINGTON  
NR MERIDEN  
WARWICKSHIRE



- ★ ★ Part two storey converted barn
- ★ ★ 90.54 sq.m. net internal (975 sq.ft)
- ★ ★ Excellent location - rural position approx. 5 minutes from M6, M42, M40 and N.E.C / Birmingham International Airport and Railway
- ★ ★ On site car 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 Little Packington Lane, Meriden, which is a country lane connecting the A452/A446 with Coleshill. (See location plan attached).

The barn lies in an excellent rural location, but is approximately five minutes driving distance only from Junction 4 of the M6, the new M6 Toll and Junction 6 of the M42 and the N.E.C. / Birmingham International Railway Station and Airport.

## **DESCRIPTION**

Church Farm comprises two separate barns, both 'L' shaped surrounding courtyards. Church Farm Barn is part two storey and is constructed of Warwickshire brick and tile and dates from the late 18<sup>th</sup> or early 19<sup>th</sup> century with the central wood frame and brick section of Wood Rydings Court being 17<sup>th</sup> Century.

The Barn was converted for office use in 1997 and is fully self-contained. It has recently undergone a major refurbishment.

The building is situated in an idyllic rural setting and benefits from:

- \* CAT5 network cabling to all office areas
- \* Exposed timber beams
- \* Double glazing
- \* Oil fired central heating
- \* Modern lighting units
- \* Separate male / female w.c.'s
- \* Independent kitchen area

## **ACCOMMODATION**

### **GROUND FLOOR**

<b>Reception area</b>	3.40m x 3.61m (132 sq ft)
<b>Open plan office / board room</b>	3.38m x 8.32m (302 sq ft)
<b>Office 1</b>	3.31m x 3.754m(max) (124 sq ft)
<b>Kitchen</b>	3.01m x 2.21m (71 sq ft)

### **FIRST FLOOR**

<b>Open plan area</b>	4.46m x 8.02m (max) (346 sq ft)
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Male and female w.c.'s both with wash hand basins are located on the ground floor.

## **ACCESS**

24 hours

## **CAR PARKING**

There are 8 dedicated car parking spaces, but some overflow parking is also available.

## **RENT**

Negotiable.

## **SERVICE CHARGE**

In addition, a service charge will be levied by the landlord to cover the cost of landscaping, building insurance and maintenance of the service road, car park and shared septic tank.

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

This will be payable on all rents and service charge.

## **VIEWING**

Strictly by prior appointment through the Landlord's Agents, Packington Estate Enterprises Limited

Contact:	Ben Gray / Gail Hinckes
Tel:	01676 526741 / 01676 522020
Fax:	01676 523399
Email:	ben@packingtonestate.co.uk
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## **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.
- vii) No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.

# Energy Performance Certificate

Non-Domestic Building



Unit B  
Wood Rydlings Court  
Packington Lane  
COVENTRY  
CV7 7HN

Certificate Reference Number:  
0910-4962-0340-3710-6010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **88**

This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	139
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	107.21

## Benchmarks

Buildings similar to this one could have ratings as follows:

**33** If newly built

**66** If typical of the existing stock



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