

OFFICES TO LET



COACH HOUSE WOOD LANE FARM EASTCOTE, SOLIHULL

- * Approx 900 sq ft
- * Rural location with on site parking
- * Rent £16,000 pa
- * Approx 3 miles from NEC, Birmingham International Airport and railway station



LOCATION

The premises are located in an attractive rural location off Wood Lane in the village of Eastcote, just off the Hampton-in-Arden to Knowle road. There is easy access to both Solihull Town Centre and junction 6 of the M42 motorway as both are approx 4 miles away.

DESCRIPTION

The converted Coach House is of brick construction with a pitched slate roof and the surrounding land is landscaped and maintained by the Landlord. The heating is by way of thermostatically controlled LPG heaters. The property is alarmed. There is ample parking on site and a large storage garage is available by separate negotiation.

GROUND FLOOR

ENTRANCE

Access is gained via a single glazed door into a lobby area with stairs off to the first floor and doors leading in to:

OFFICE 1

4.988m (max) x 5.375m (max)

The office is carpeted, has exposed timber beams and leaded light windows to the front and side elevations.



KITCHEN / MEETING ROOM

2.927m (max) x 5.157m (max)

Dual aspect with windows to 3 elevations, comprising a single drainer sink unit, wall mounted shelves, and fridge. The room is carpeted.



Door leading to:

WC **1.811m x 1.907m**

Comprising pedestal wash hand basin, w.c., radiator and vinyl flooring. There is also a useful understairs storage area.

FIRST FLOOR

OFFICE 2 **5.202m (max) x 2.987m (max)**

With multi pane arch windows to front and side elevations. The room is carpeted.



OFFICE 3 **4.967m (max) m 5.227m (max)**

Multi pane single glazed coach house style windows to front and side elevations and Velux roof lights. The room has exposed timber beams and is carpeted.



Both offices have doors to adjacent w.c

WC **1.880m (max) x 0.929m (max)**
Comprising w.c. and wash hand basin.

GENERAL INFORMATION:

- LEASE:** The Landlord is seeking a full repairing and insuring lease for a minimum term of 3 years
- RENT:** £16,000 pa
- RATEABLE VALUE:** £14,750
- OUTGOINGS:** The tenant will be responsible for all outgoing including the insurance, together with utility, telephone bills and business rates. We understand all main services are connected to the property.
- GARAGE:** A garage / storage space is available under separate negotiation.

VIEWING

Strictly by appointment with the agent.

- Please contact: Nick Barlow / Gail Hinckes
01676 522552 / 01676 526716
- Fax: 01676 523399
- Email: gail@packingtonestate.co.uk
- Website: www.barlowassociates.net

IMPORTANT NOTICE

Barlow Associates 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.
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- 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 Barlow Associates Limited has any authority to make or give any representations or warranty in relation to this property.

Energy Performance Certificate

Non-Domestic Building



Coach House Wood Lane Farm
Wood Lane
Barston
SOLIHULL
B92 0JL

Certificate Reference Number:
0590-0736-7979-8599-0002

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 98 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 94
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 109.04

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

89 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.