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Reeves
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To Let

On the Instructions of Packington Estate Enterprises Limited

Self Contained Office To Let

Packington Repeater Station, Birmingham Road, Meriden, Coventry, Warwickshire, CV7 7HJ

Accommodation

The converted office building is within the Packington Repeater Station.

The office comprises ceiling mounted lighting, wall mounted electric heaters, dado cable trunking, neutral carpet tiles and air conditioning.

There is a kitchen within the office and a disabled toilet.

In greater detail, the office consists of the following areas:

Office: 224 sq.ft

Kitchen: 38 sq.ft

Store/Server Room: 28 sq.ft

There is generous parking available directly outside the office.

Location

The property is located on the A45 (towards Birmingham), approximately a quarter of a mile from the village of Meriden, and was converted in 2006.

The premises are easily accessed from the A45 Coventry/Birmingham Road. The NEC, M42 and M6 are all approximately a 5 minute drive away. Local facilities in the village of Meriden include a range of shops, library and post office.

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. The tenant will be responsible for all outgoings, and the landlord will insure the structure and re-charge this to the tenant.

Services

The property is connected to mains water, telephone and electricity. Drainage is via a septic tank.

EPC B 44

Planning

Class E (Offices)

Rent

Rental on application.

Deposit

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

Rates

The rateable value for the current year is £

VAT

VAT is applicable on the rent and service charge.

Legal Costs

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

Service Charge

A small service charge is levied.

SAT NAV: CV7 7HJ



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