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Reeves
commercial property experts

To Let

Attractive Barn Conversion Office

770 sq.ft (72 sq.m)

Unit 4 Patrick Farm Barns, Meriden Road, Hampton-In-Arden, Solihull, West Midlands, B92 0LT

Accommodation

Patrick Farm Barns are a mixture of single- and two-storey brick and tile buildings arranged in two linked courtyards. The barns are believed to date from the early 1800s. An 18th century farmhouse and adjacent more modern buildings serve the continuing mixed farming enterprise.

Unit 4 is a single storey office and benefits from 3-compartment trunking, modern lighting and exposed purlins and trusses.

Accommodation

Unit 4: Door from courtyard opens into an entrance foyer which leads into a larger open plan office with WCs and kitchen facilities located at the far end. The office contains attractive original features.

Unit 4 is 770 sq.ft (71.53 sq.m)

Access

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

Parking

The office benefits from 2 allocated parking spaces together with additional overflow parking available on a first come first served basis.



Location

The premises are situated on Meriden Road, Hampton in Arden (B4102) which is a direct road linking Meriden and Hampton in Arden.

The site is just south of Birmingham Business Park, just over 4 miles south of junction 4 of the M6 and the same distance east of junction 6 of the M42. Birmingham International Railway Station, Airport and the NEC are approximately 4 miles due west. Solihull is approximately 10 minutes drive away to the west, and Coventry approximately 15 minutes to the east

Tenure

The landlord is flexible on lease terms but would prefer a minimum term of 6 years with 3-year rent reviews on a full repairing and insuring basis. The tenant will be responsible for all outgoing and the landlord will insure the structure and re-charge this to the tenant.



Services

The unit has its own water and electricity supply, and air to water heating system.

EPC Unit 4: C 52

Planning

Class E (formerly B1(a)) Offices.

Rent

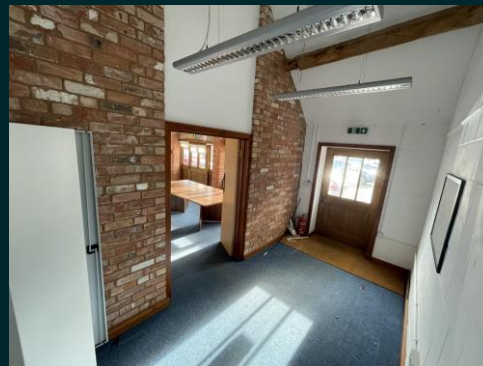
Rent on application.

Deposit

A deposit will be required equivalent to 3 months rent plus VAT.

VAT

VAT will be payable on all rents and service charge.



Rates

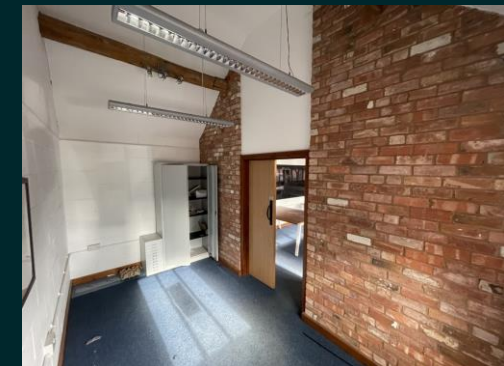
The rateable value for the current year is £14,000.

Legal Costs

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

Service Charge

In addition, a service charge will be levied by the landlord to cover the cost of landscaping, maintenance of the service road and car park together with the shared sewage system. It is envisaged that this service charge will be approximately £3 per sq ft per annum.





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