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Reeves

commercial property experts

To Let

Barn Conversion Offices

On the Instructions of Packington Estate Enterprises Limited

Unit 2 Old Hall Farm Barn, Whitestitch Lane, Meriden, Coventry, CV7 7JE



Accommodation

The converted office buildings at Old Hall Farm are set on three sides of a courtyard. The barns are a mix of single- and two-storey open plan offices. All the buildings are constructed of Warwickshire brick and tile and date from the early 19th century.

The building has been sympathetically converted and is located within a landscaped courtyard. The building will be let by way of a full repairing and insuring lease.

The offices are accessed through an open plan entrance/reception room with impressive flagstone flooring and large barn style windows overlooking the landscaped courtyard area. Off the reception there is a hallway which leads through to an attractive meeting room with wooden floorboards and vaulted ceiling with exposed beams. Off the same corridor there is also a spacious kitchen and a separate server room.

At the other side of the reception another hallway leads to an office with carpet tile flooring and two WCs.

The first floor is accessed off an impressive wooden staircase and provides principally open plan offices set with wooden floorboards and exposed beams.

Accommodation

The accommodation has a net internal floor area of 1,653 sq.ft (153.56 sq.m)

Ground Floor

Open plan reception/office area - 250 sq.ft

Offices - 273 sq.ft

Meeting Room/Office - 302 sq.ft

WCs

Kitchen - 76 sq.ft

Server Room - 42 sq.ft

First Floor

Offices with attractive period timberwork - 710 sq.ft (65.97 sq.m)

Car Parking

There is allocated parking for up to 14 cars.



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.

Private drainage is shared with the occupiers of the other units within the complex. There is a small service charge to cover this and maintenance of the common area.

The tenant will be responsible for all other outgoings to include utility bills and business rates.



EPC C 74

Planning

Class E (Offices)

Rent

Rental on application.

Deposit

A deposit will be required equivalent to 3 months gross rent.

Rates

The rateable value for the current year is £28,750.



VAT

VAT is applicable on both the rent and service charge.

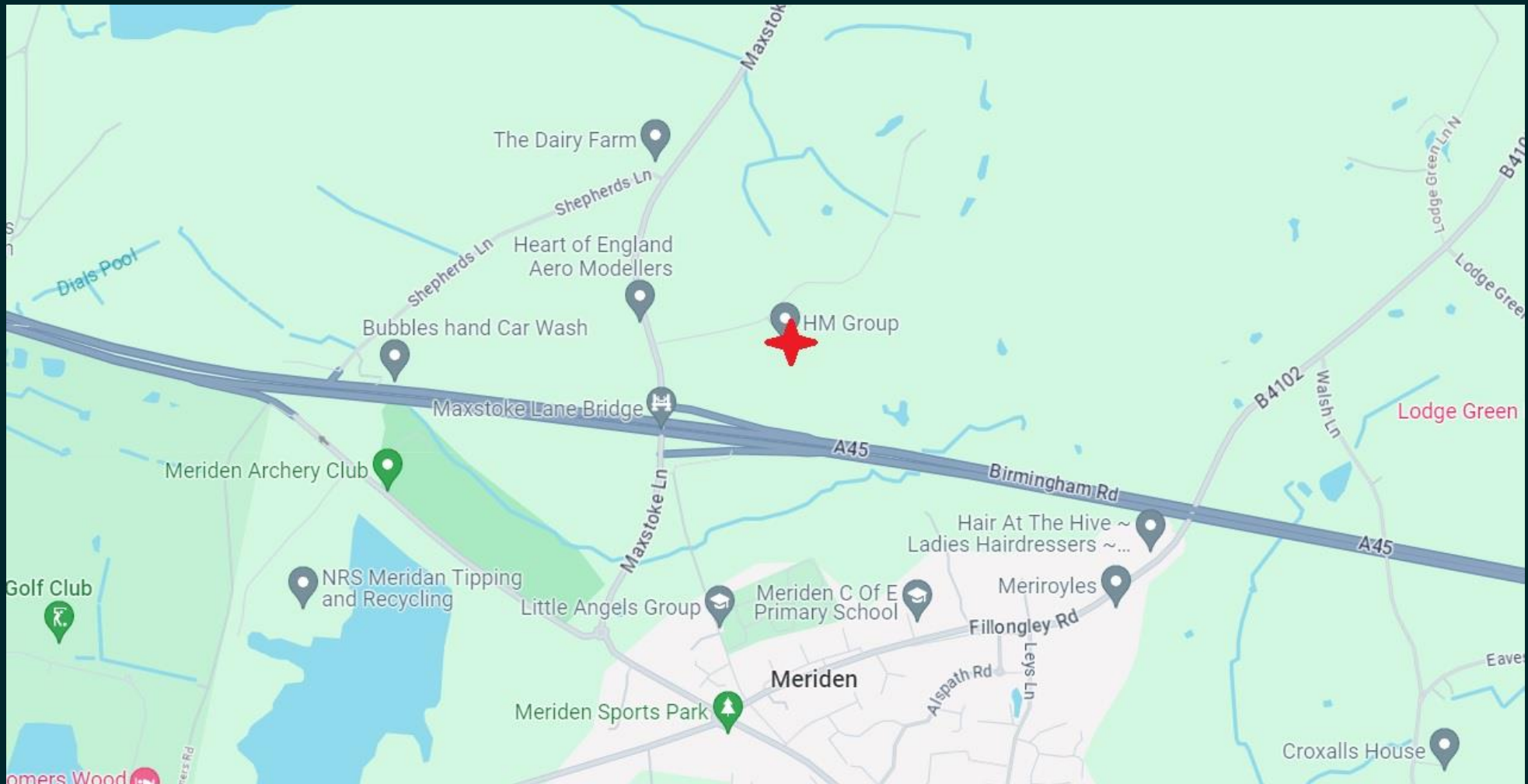
Legal Costs

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 (with annual RPI uplift).





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