

Unit 3 Old Hall Farm Barn  
Whitestitch Lane  
Meriden  
Coventry  
CV7 7JE

**On the Instructions of Packington Estate  
Enterprises Limited**

# Office To Let

- Rural Location with On Site Parking
- Easy Access to Motorway Network and Local Amenities
- Barn Conversion Measuring 762 sq ft (70.83 sq m)
- Original Barn Features
- Attractive Landscaped Setting

**ehB  
Reeves**

**ehB Reeves**

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Interested in  
this property?

**Contact**

**Sam Hain**

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### Location

The property is located on Whitestitch Lane, approximately a quarter of a mile from the village of Meriden and forms part of the Old Hall Farm Barns complex, converted in 2002. 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. At the entrance to Whitestitch Lane there is a bus service to Birmingham, Solihull and Coventry.

### Description & Accommodation

The property comprises an open plan office with a partitioned meeting room/office at one end and unisex/disabled WC and kitchen at the far end. The office measures 762 sq ft (70.83 sq m). The property benefits from attractive original features.

There is allocated parking available on site.

The offices are serviced by 3-compartment Cat 5 cabling and modern electrical lighting that provides for an open, airy space.

### 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.

### Planning

Class E (Offices)

### 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.

### Rent

Rental on application.

### Deposit

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

### VAT

VAT will be payable on all rents and service charge.

### Rates

The rateable value for the current year is £10,250.

### Service Charge

A small service charge is levied.

### EPC

D 80

### Legal Costs

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

### Viewing

Strictly by prior appointment with ehB Reeves on 01926 888181.

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