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Reeves
commercial property experts

TO LET

Upon the Instructions of Packington Estate Enterprises Limited

Agricultural Unit To Let

8,539 sq.ft (793.32 sq.m)

Park Farm Grain Store, Chester Road Meriden, Coventry CV7 7TL

Accommodation

Park Farm Barns is a courtyard development comprising both single and two-storey brick and tile barns. The barns date from the early 1800s where they formed part of an agricultural steading and the majority were converted into offices approximately 10 years ago.

The Grain Store which measures 8,539 sq.ft (793.32 sq.m) has retained an agricultural use, and is of steel portal frame construction with profile sheet cladding/roof. There is a basic electricity supply to the unit with lighting by way of spotlights. The unit benefits from two roller shutter doors measuring 4.66m x 4.57m. One of the roller shutter doors is electric and the other is manual.

There is a large yard area to the front and side of the unit.

Access

Access hours are 6am-7pm Monday - Saturday with occasional/emergency access on Sundays.

Parking

There is allocated parking to the front of the unit.

Location

The premises are located between Coleshill and Stonebridge on the junction between the A452 and A446, lying just south of Birmingham Business Park, just over 2m south of junction 4 of the M6 and the same distance north east of junction 6 of the M42. Birmingham International Railway Station, Airport and the NEC are approximately 2 miles due west.



Tenure

The landlord is flexible on lease terms, but ideally would prefer a three year lease with a rolling landlord break on each anniversary of the lease.

Services

Mains electricity is connected.

EPC

As the property is agricultural it is not required to have an EPC.

Planning

Agricultural Use

Use

The unit is for agricultural uses. B1, B2 and high activity B8 uses will not be considered. Low volume/activity B8 (storage) uses may be considered.

Rent

Rent 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

As the property has an agricultural use it is not on the rating lists.

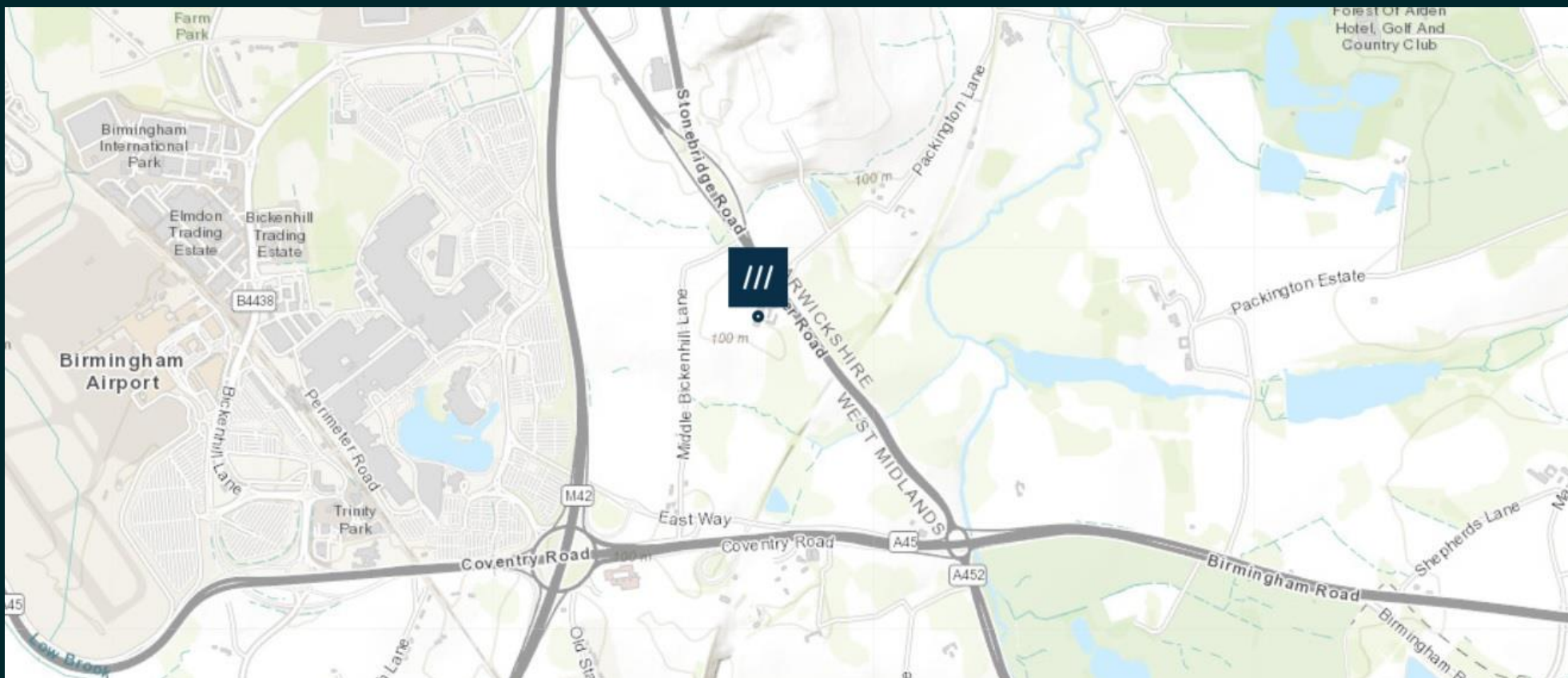
Legal Costs

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

Service Charge

An estate service charge of £0.25 per sq.ft is levied for the maintenance and upkeep of communal areas and entrance gate.





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For viewing arrangements, contact:

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