

## To Let

Fine Modern Offices in Period Farm House

**2,111 sq.ft** (196 sq.m)

The Farmhouse, Heath Farm, Hampton Lane, Meriden, Warwickshire, CV7 7LL



## Accommodation

The offices offered are located within The Farmhouse part of the impressive Heath Farm office complex. This comprises a mixture of fine period buildings which have been converted to high quality modern offices, set within landscaped gardens and grounds with excellent onsite car parking facilities. Whilst situated in a rural location, the accommodation sits within a vibrant and creative office community with neighbouring occupier, Epex.

The Farmhouse is situated at the back of the complex, adjacent to very generous car parking provisions and its own landscaped gardens.

The building itself is a two-storey period Farmhouse with rendered and painted elevations surmounted by a pitched slate roof. The principal access to the building is via a footpath through private gardens with a rear door providing access to the car parking facilities.

The building specification includes gas fired central heating throughout, oak timber flooring to the common areas and certain offices, air conditioning, a mixture of spotlights and feature lighting, disabled WC with shower, separate ladies and gent's WC's, kitchen facility and 7 offices.

Access to the site which is secure and monitored is available 24/7.

### The Accommodation comprises:-

#### Ground Floor:

Entrance Lobby

Hall Way

Kitchen

Shower room

3 Offices

**Floor Area 886 sq.ft ( 82.35 sq.m)**

#### First Floor:

Five Offices



## Location

Heath Farm is located on Hampton Lane (B4102), just off the A452 and the A45 and is identified on the attached location map. The logistics of this location are excellent with easy access onto the Midlands national motorway network, within minutes of both Birmingham International Airport and the NEC and a short journey from Birmingham City Centre and within a 1½ hour train journey of central London. The site is situated in a rural location.

- Lovely Rural setting
- Very Close to Birmingham International Airport, Railway Station and NEC
- Easy Motorway Access (M6,M1,M42,M40 and M69)
- Excellent and Generous On Site Car Parking
- Available Immediately
- Offices of 2,111 sq.ft (196.11 sq.m) on Two Floors
- Private Garden



## Tenure

The accommodation is offered subject to a new flexible lease. The lease will be drawn on full repairing and insuring terms.

## Services

All mains services are connected. Heating is by gas fired central heating. Air conditioning is installed in part.

## EPC TBA

## Planning

Class E

## Rent

£46,000 p.a exclusive. VAT is not applicable.

## Rates

The rateable value for the current year is £27,250



## Legal Costs

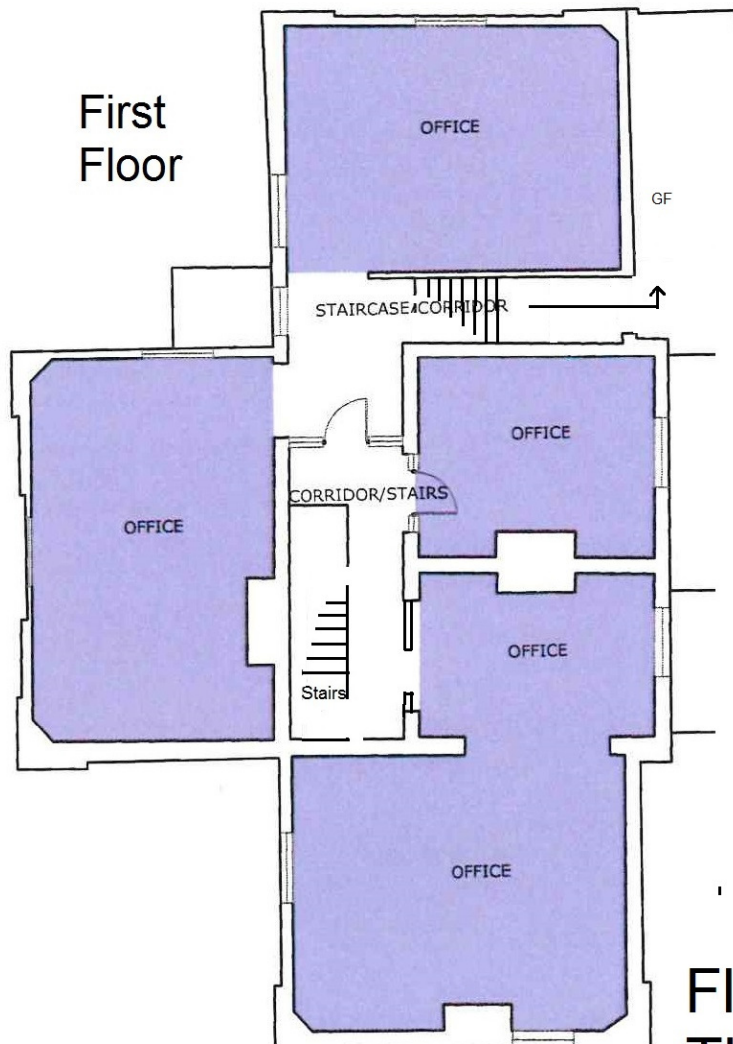
Each party will meet their own legal costs.

## Service Charge

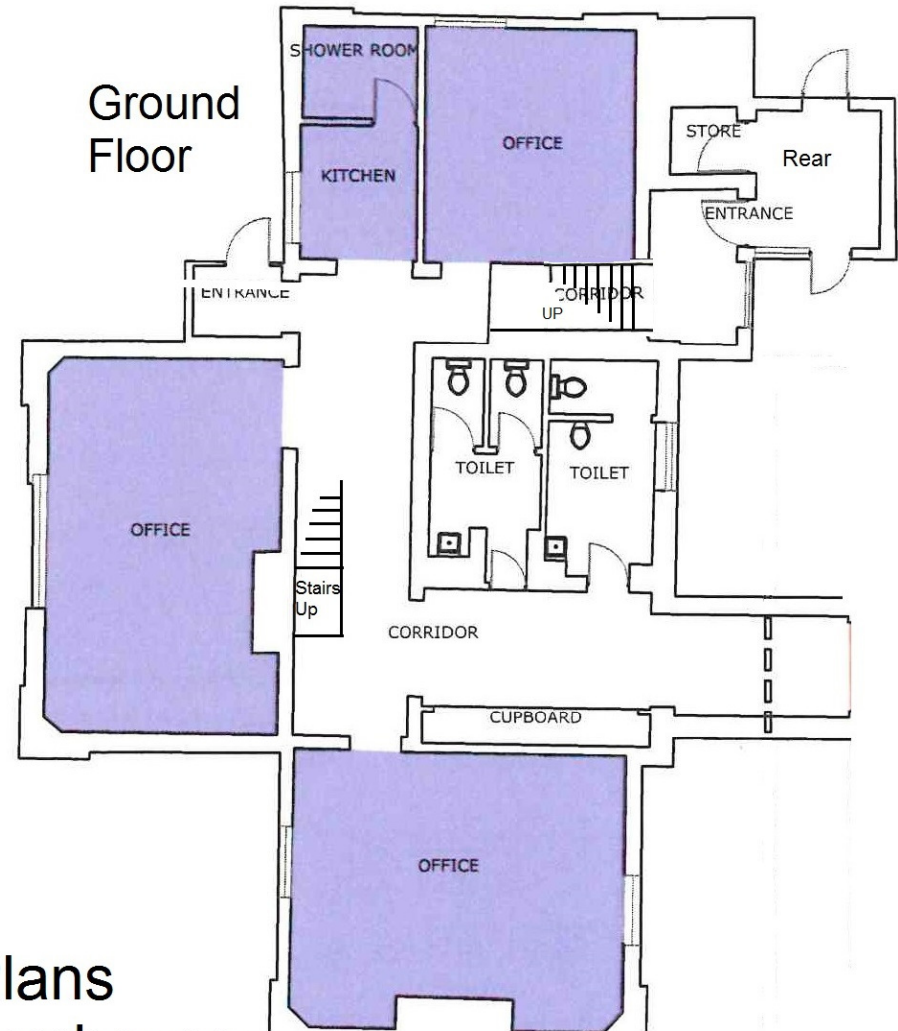
A service charge will be levied to cover a fair gas consumption, buildings insurance and any other facilities and utilities etc of a communal nature.



## First Floor



## Ground Floor



## Floor Plans The Farmhouse



Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

For viewing arrangements, contact:

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