

TO LET SELF CONTAINED CHARACTER OFFICES

HEATH FARM

Hampton Lane, Meriden, CV7 7LL



Key Highlights

- 2,241 & 2,877 sq ft (208 & 267 sq m)
- Well located for the National and Midlands motorway network
- Within 5 miles of Birmingham Airport, the NEC & Resorts World
- Recently refurbished male & female WC's
- Flexible lease terms available
- Additional, larger accommodation could be made available
- Air conditioning & gas fired central heating
- Meeting rooms
- On-site car parking
- 24/7 access

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Location

Situated on Hampton Lane (B4102), Heath Farm is just off the A45, approximately two miles from Birmingham Airport, the NEC and Resorts World. This location is particularly good for access onto the Midlands and National motorway network with the M42, M6 and M40 motorways all being within a fifteen minute drive.

The properties are set within tranquil yet creative centre known as Heath Farm which occupies an enviable location, immediately adjacent to two golf courses and open countryside whilst being very close to Britain's second city.

Accommodation & Specification

The Heath Farm complex is a collection of period buildings which have been restored and converted within well maintained grounds. The site is fitted with a comprehensive security system and access to the site is available 24/7.

The buildings are detached red brick period barns which have been converted to a high standard to provide good quality office accommodation. The office space is high quality modern accommodation which would suit a large variety of occupiers and businesses.

	SIZE (SQ FT)	SIZE (SQ M)	PARKING	EPC
Barn A	2,877	267	15 spaces	D(97)
Barn B	2,241	208	11 spaces	C(69)

Additional, larger accommodation could be made available. For further information, please contact the agents.

Lease Terms

The accommodation is available to let on terms to be agreed.

Rent

£22.50 per sq ft per annum exclusive.

Tenure

The properties are available by way of a sublease until September 2029, subject to a break clause in September 2026. The lease will be excluded from sections 24-28 inclusive of the Landlord & Tenant Act 1954. The lease will be drawn on internal repairing and insuring terms.

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £5.93 per sq ft payable for 2023/24. We recommend that interested parties make their own enquiries to the Local Authority.

Service Charge

The tenant will contribute towards the Heath Farm Estate Service Charge which covers costs relating to the repair and maintenance of the exterior of the building and the estate. Also included is the provision of utilities to the demise, maintenance of the private drainage system, buildings insurance, management charges, waste collection, window cleaning and other such costs.

The current estate Service Charge stands at £8.50 per sq ft per annum plus VAT.

Planning

Offices under Class E.

EV Charging

Subject to negotiation, on-site electric car charging facilities can be made available.

Anti Money Laundering

Occupiers will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT is payable at the prevailing rate.

Legal Costs

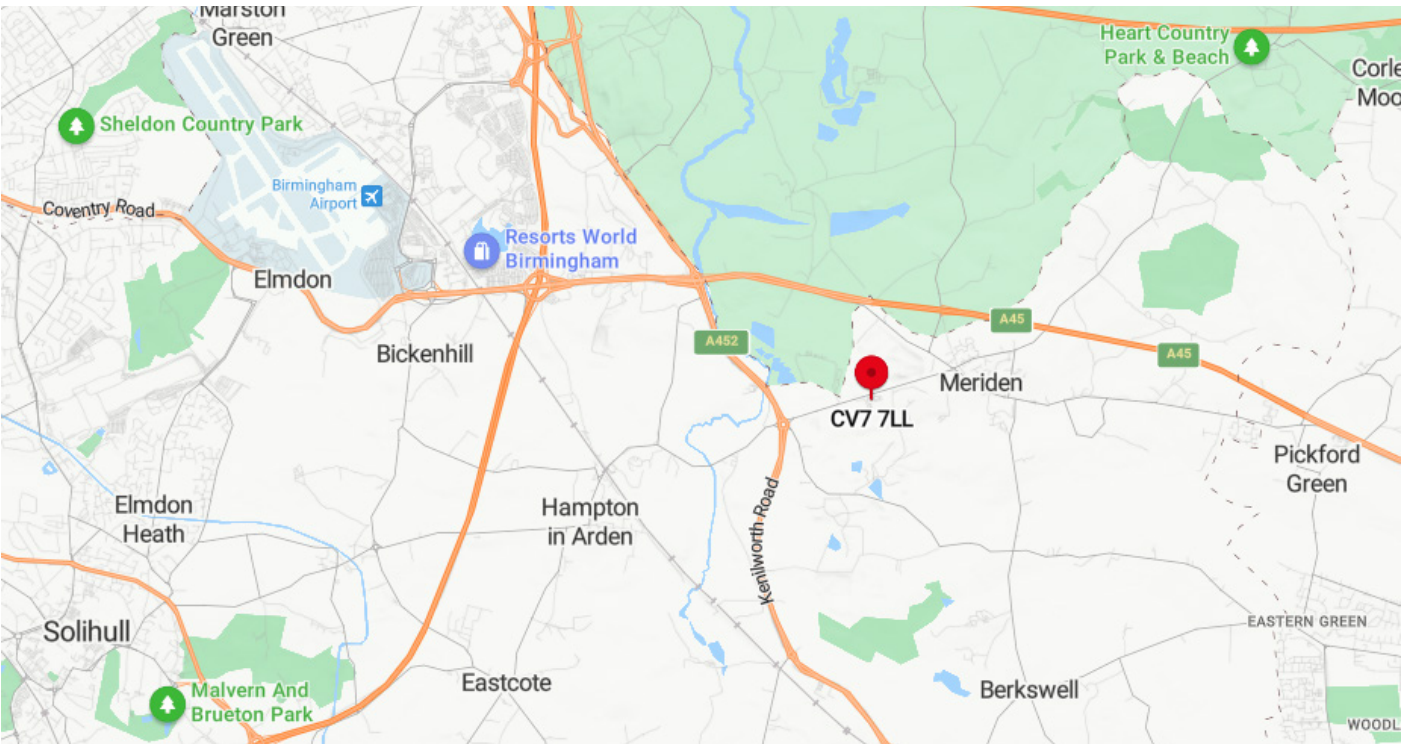
Each party will be responsible for their own legal costs incurred in the transaction.

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