



PACKINGTON  
ESTATE

**OFFICE UNIT TO LET**



**PACKINGTON REPEATER STATION  
BIRMINGHAM ROAD  
MERIDEN  
CV7 7HJ**

- ★ Approx 290 sq ft of open plan office space
- ★ Ideal premises as a starter office or base for a smaller firm
- ★ On site parking for up to 3 cars

**Packington Hall**  
Meriden  
Warwickshire CV7 7HF

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[packingtonestate.co.uk](http://packingtonestate.co.uk)



**Directors**

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Packington Estate Enterprises Ltd. Registered in England No. 2377594  
Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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### LOCATION

The office is approached via Geary's Heath Drive, just off the A45 towards Birmingham (opposite the entrance to Packington Estate).

Meriden Village is approximately 2 miles away and provides local amenities - shops, schools, library etc.

The 900 bus service runs past the property and links central Birmingham and Coventry and stops at Birmingham International Railway Station.

### DESCRIPTION

The offices, at approximately 290 sq ft, are ideal premises as a starter office or base for a smaller firm. Featuring an open plan office, kitchen facilities and a disabled toilet along with parking for up to three cars.

### ACCOMMODATION

#### Office

**5.51m x 3.76m (max) = 20.72m<sup>2</sup> [18' x 12'3" = 224sq ft] (approx)**

Dual aspect open plan office with four panel lights, two windows with security bar fittings, electric radiators. Carpet due to be replaced.



#### Kitchen

**1.78m x 1.98m = 3.52m<sup>2</sup> [5'9" x 6'5" = 38sq ft] (approx)**

Three single shaker-style floor level units with work surface above, double high level cupboard, stainless steel sink and space for fridge.

#### Store / server

**1.30m x 1.98m = 2.57m<sup>2</sup> [4'3" x 6'5" = 28sq ft] (approx)**

#### W.C.

Unisex disabled w.c. and wash hand basin and electric radiator



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### **ACCESS**

Access is available 24 hours. There is a security gate at the entrance to the driveway

### **CAR PARKING**

Gravel surface car park with space for up to three cars.

### **LEASE**

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 tenants will be responsible for all outgoing and the Landlord will insure the structure and recharge this to the tenant.

### **RENT**

Please contact the Estate Office to discuss rent.

### **DEPOSIT**

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

**V.A.T.** V.A.T. will be payable on all rents and service charge.

### **SERVICES**

The unit has its own water and electricity supply.

### **VIEWING**

Strictly by prior appointment through Packington Estate Enterprises Limited

Contact: Gail Hinckes  
Tel: 01676 526716  
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### **IMPORTANT NOTICE**

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.



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- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.