
 **RENT**
£22.50
(per sq ft)

 **SERVICE CHARGE**
£8.50
(per sq ft)

 **EPC RATING**
D



Barns A & B, Heath Farm
Hampton Lane, Meriden, CV7 7LL

Leasehold | Character Period Offices | 2,241 & 2,877 Sq Ft (208.19 & 267.37 Sq M)

TO LET



Location

Heath Farm is located in the heart of the West Midlands. Situated on Hampton Lane (B4102), Heath Farm is just off the A45, approximately two miles from Birmingham International Airport, the NEC and the proposed HS2 terminal. 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 location is identified on the attached location map.

Barns A and B 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.



Description

Barns A and B Heath Farm are available independently or as one. The buildings are detached red brick period barns which have been converted to a high standard to provide good quality office accommodation of both a cellular and open plan design. The buildings form part of the Heath Farm complex which is a large collection of period buildings which have been carefully restored and converted and are set within very well maintained grounds.

Whilst being located within period buildings, the office space is high quality modern accommodation which would suit a large variety of occupiers and businesses. It is thought the space would suit businesses in design, professional consultancy and the healthcare and wellbeing sector.

Barns A and B will be let with excellent car parking facilities on site. The site is fitted with a comprehensive security system which includes security inspections every day. Access to the site is available 24/7.

Additional larger accommodation could be made available.

The space is a mixture of cellular meeting rooms, larger open plan offices and space which is currently used as a large design and collaborative working environment, with a first floor section in part.

The specification provides air conditioning, data management system, various forms of feature lighting, recently refurbished ladies and gents WC facilities, kitchen and break out areas, and a wealth of exposed timber work, especially to the open roofs, original fireplaces and chimney breasts.

Barn A has 15 on site designated car parking spaces.

Barn B has 11 on site designated car parking spaces



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Barn	Sq Ft	Sq M
A	2,877	267.37
B	2,241	208.19



Amenities



Business Rates



Parking



EV Charging



Meeting Room



Air Con



24/7 Access



→ Further information

Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

Rent

£22.50 per sq ft per annum exclusive.
Subject to Contract.

Tenure

The property is offered subject to a new lease for a term to expire in September 2029, subject to a landlord and tenant break clause on the 30th 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

Business rates will be dealt with by way of a separate charge from the landlord.

Services

Mains water, drainage and gas are connected to the site, and the complex has a private drainage system. Excellent internet connectivity is available.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

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

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. The Service Charge also includes 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. The tenants will be responsible for the payment of business rates (charged separately via the landlord), telecoms and data charges, personalised intruder alarm systems and their own business insurances.

Planning

Offices under Class E.

Car Charging

Subject to negotiation, onsite electric car charging facilities will be made available.

EPC

The EPC rating is D.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

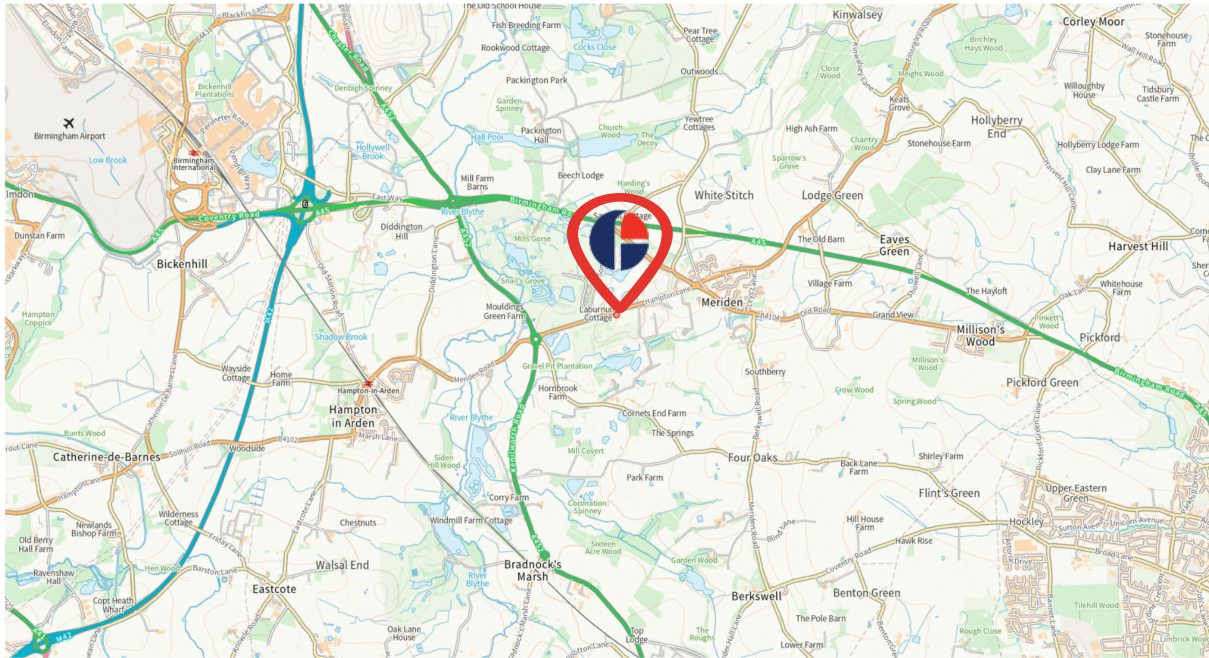
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

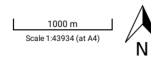
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



Barns A & B, Heath Farm, Warwickshire



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Approximate Travel Distances



Locations

- Coventry - 7.9 miles
- Birmingham - 15.6 miles
- Henley-in-Arden - 13 miles



Nearest Station

- Birmingham International - 3.7 miles



Nearest Airport

- Birmingham International - 3.7 miles



Viewings



Charles Warrack



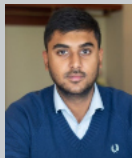
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Particulars dated May 2023. Photographs dated May 2023.