

For Lease

Office



The Barn

Fernhill Court, Balsall Street East, Balsall Common,
Coventry CV7 7FR

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

1,247 Sq Ft
£22,000 Per Annum

Key Features

- ▶ 6 car parking spaces
- ▶ 24/7 access
- ▶ Kitchen facilities
- ▶ High quality barn conversion with period features



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Location

Balsall Common is a village in Solihull Metropolitan Borough Council lying in an area known as 'Meriden Gap' between Solihull and Coventry. The village is approx 9km to the west of Coventry, 19km to the south east of Birmingham and 8km to the east of Solihull and Kenilworth is around the same distance to the south east. The A452 passes through Balsall Common connecting with Kenilworth and Leamington Spa to the south east and with the A45 to the north affording access to the M42, M6 and Birmingham International Airport and the NEC.

Description

The Barn is one of 7 office buildings at Fernhill Court. It comprises a part two storey brick built former Barn offering attractive well fitted accommodation. The walls at ground floor level are exposed brick and the first floor is to a plaster & emulsion painted finish. The ground floor provides a reception area and open plan office, kitchen and two WCs. Access to the two first floor offices is from a stairway in reception. The property benefits from LED lighting, gas central heating and six parking spaces.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	827	76.83
First Floor	420	39.02
Total	1,247	115.85

Business Rates

This property has a rateable value of £17,000.

Tenure

The offices are available on a minimum of 3 year lease term or longer by agreement. The lease will be drawn outside the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

EPC

C59

VAT

VAT is not payable on the rent.

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Fund

There is a service fund to include 6 car parking spaces. Further information available upon request. Building insurance is additional.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

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Charles Smith

Contact us with any queries about the property or to book a viewing

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