

For Lease

Office



# Diddington Farmhouse

Diddington Lane, Hampton In Arden CV7 7HQ

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

2,468 Sq Ft  
£51,950 Per Annum



## Key Features

- Charming converted farmhouse
- Grade II Listed
- Mix of open plan and private meeting rooms
- Perimeter trunking
- 5 minutes from J6 M42
- 20 minutes from Birmingham City Centre



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## Location

Diddington Farmhouse is located in the picturesque village of Hampton in Arden, approximately one mile north of the high street. The village is well connected by road, being a short 5 minute drive from junction 6 of the M42, NEC and Resorts World. Birmingham City Centre is 20 minutes away via the A45. The property also has excellent rail links via Hampton in Arden Station which provides direct routes to and from Birmingham New Street and London Euston.

## Description

Diddington Farmhouse comprises a Grade II listed building. The office space available extends over two floors, providing a mix of open plan and private suites / meeting rooms. The offices have fluorescent tube lighting, central heating and perimeter trunking. The offices are mostly carpeted, with the exception of part of the ground floor which benefits from a character brick floor. The property also benefits from 8 parking spaces (with additional overflow) and excellent natural light. Above the offices, there is a separately rented residential flat.

## Accommodation

Area	Sq Ft	Sq M
First Floor	1,097	101.91
Ground Floor	1,224	113.71
Basement	147	13.66
<b>Total</b>	<b>2,468</b>	<b>229.28</b>

## Business Rates

Rateable value: £32,250. Rates payable: £16,092.75 per annum.

## Tenure

Available by way of a new lease on terms to be agreed.

## EPC

D96

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



### Service Charge

There is no service charge payable.

### 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

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