



TO LET
INDUSTRIAL/ WAREHOUSE PREMISES
UNIT 3A/ B SEVEN STARS INDUSTRIAL ESTATE
QUINN CLOSE/ WHEELER ROAD
COVENTRY, CV3 4LB



Unit 3A -	13,188 sq.ft.	(1,225 sq.m.)
Unit 3B -	12,413 sq.ft.	(1,153 sq.m.)
Combined -	25,601 sq.ft.	(2,378 sq.m)

Approx. Gross Internal Area

* On a site area of 1.13 acres (0.46 ha)

* Self-contained modern premises

* High quality offices

* Large yard/ parking area

* Large power supply





Location:

The unit is situated on the Seven Stars Industrial Estate in Whitley a popular commercial area of Coventry close to the A4114 giving good access to the A45 for distribution throughout Coventry and access to the motorway network.

Coventry City Centre and Coventry Airport are both c.2.7 miles distant. J2 of the M6 is approximately 4 miles from the property.

Description:

Units 3a & 3b are semi-detached properties which have more recently been occupied by a single occupier.

The property is of steel portal frame construction with brick and breezeblock elevations to approximately 2.5 metres, with corrugated steel sheet cladding to the eaves and an insulated steel sheet roof with inset roof lights.

There are substantial parking and loading areas to the front of the units.

Specification includes:

- 6m eaves height
- 2 level entry roller shutter doors
- Large concrete yard
- Open plan cellular offices/ training rooms

Accommodation:

	sq. m.	sq. ft.
Unit 3A		
Warehouse	719	7,737
Offices	506	5,451
Gross Internal Area	1,225	13,188
Unit 3B		
Warehouse	791	8,512
Offices	362	3,901
Gross Internal Area	1,153	12,413
Total Approx. Gross Internal Area.	2,378	25,601

Tenure:

The property is available on a new full repairing and insuring lease on terms to be agreed.

Rental:

On application.

Rates:

Rateable Value (2017): £138,000

EPC:

EPC Rating: **D (85)**

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





Strictly via joint agents:

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Ref: G4779
Date: December 2019

Subject To Contract

