

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

Unit 5C Seven Stars Industrial Estate, Quinn Close, COVENTRY CV3 4LH



7,840 sq ft (728.34 sq m)

- Modern premises
- High quality offices
- 6.1m eaves height
- Good yard/parking area

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 circa 2.7 miles distant. J2, M6 is approximately 4 miles from the property.

Description

The unit comprises a modern, single storey, single span warehouse with integral two storey offices and a large yard/parking area.

Specification includes:

- 6.1m eaves height
- 1 level access electric loading door
- Impressive reception area
- Open plan and cellular offices/training rooms
- 16 car parking spaces

Accommodation

| | sq m | sq ft |
|-----------------------------------|---------------|--------------|
| Warehouse/Works | 410.55 | 4,419 |
| Ground Floor Offices | 165.85 | 1,785 |
| First Floor Offices | 151.97 | 1,636 |
| Total Gross Internal Area: | 728.37 | 7,840 |

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.

Tenure

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

Rent

On application.

Rates

Rateable Value (2017): £43,000

Energy Rating

D77. EPC available upon request

VAT

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

Legal Costs

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

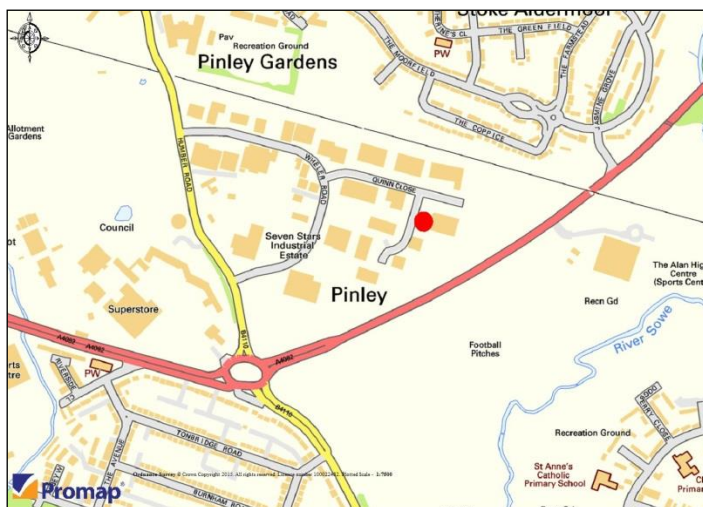
Viewing

Strictly by appointment with the joint agents:

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