

TO LET



- Close proximity to A45 / A46
- Maximum eaves height of 9 ft
- Single up and over loading door
- First floor office accommodation

UNIT 2
FAIRFIELD COURT
SEVEN STARS INDUSTRIAL ESTATE
COVENTRY
CV3 4LJ

Location

Seven Stars Industrial Estate has proved to be a well located and established industrial estate in the city and within 1.5 miles of the A45 / A46. The proximity to the arterial routes gives the premises excellent access to the motorway network.

Occupiers on the estate include AP Racing, Sun Hydraulics, Gas Data and JS Marketing.

Description

The unit is of steel portal frame construction with brick and blockwork to the eaves. Access to the unit is via a single up and over loading door and separate pedestrian entrance to the front. The eaves height is 9 ft.

The unit benefits from heating and lighting to the ground floor. There is office accommodation to the first floor and further benefits from WC facilities. Externally the unit benefits from a number of dedicated parking spaces with a small loading area.

Service Charge

There is a service charge which covers the costs of maintaining the common parts of the estate.

Rates

The unit currently has a rateable value (2017) of £19,000 pa.

All enquiries regarding business rates are to be made to Coventry City Council Rating Department.

Accommodation

We set out below the approximate GIA floor areas:

Description	Sq M	Sq Ft
Ground floor warehouse	159.40	1,716
First floor offices	149.45	1,609
TOTAL (GIA)	308.85	3,324



EPC

EPC Rating - C74.

Terms

The property is available to let on a new full repairing and insuring lease. Further details are available on application.

VAT

VAT will be payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

By prior appointment through the sole agent.



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Orchard Court, Binley Business Park
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