

## TO LET

## INDUSTRIAL/WAREHOUSE PREMISES

Units 3A & 3B Seven Stars Industrial Estate, Quinn Close, COVENTRY CV3 4LH



**UNIT 3A: 13,188 SQ FT (1225 SQ M) UNIT 3B: 12,413 SQ FT (1153 SQ M)**  
**COMBINED: 25,601 SQ FT (2378 SQ M) GIA**

- High quality offices
- 6m eaves height
- Good yard/parking area
- Large power supply
- Self-contained modern premises on a site of 1.13 acres (0.46 hectares)



## Location

The units are situated on the Seven Stars Industrial Estate in Whitley, a popular and established 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

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 to approximately 2.5 metres, with corrugated steel sheet cladding to the eaves and an insulated steel sheet roof with inset roof lights. Both units are currently fitted out with high office content.

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

Specification includes:

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

## Accommodation

	sq m	sq ft
<b>Unit 3A</b>		
Warehouse	719	7,737
Offices	506	5,451
<b>Total GIA:</b>	<b>1225</b>	<b>13,188</b>
<b>Unit 3B</b>		
Warehouse	791	8,512
Offices	362	3,901
<b>Total GIA:</b>	<b>1153</b>	<b>12,413</b>
<b>Combined Total GIA:</b>	<b>2378</b>	<b>25,601</b>

## 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): £138,000

## Energy Rating

D85. 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.

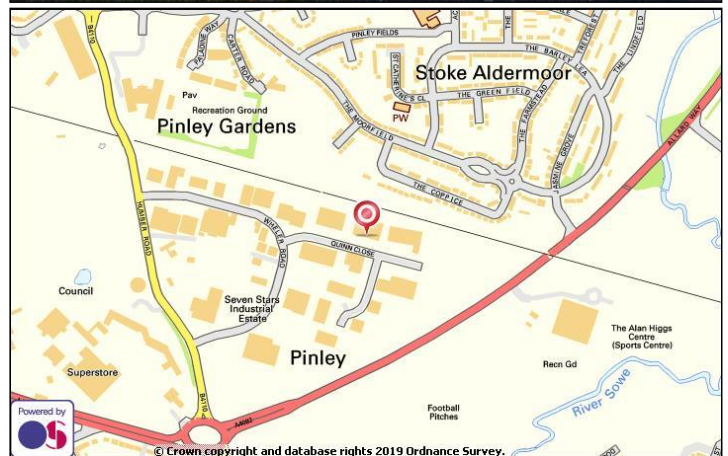
## Viewing

Strictly by appointment with the joint agents:

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**HOLT COURT**  
**16 WARWICK ROW**  
**COVENTRY CV1 1EJ**  
**024 7655 5180**

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