

TO LET

Quality Business Park Office/Depot

Unit 1, Seven Stars Industrial Estate, Wheler Road, Coventry, CV3 4LB



7,877 sq ft (731.73 sq m) GIA

- + Prominent office/depot building on popular estate
- + In excess of 30 car parking spaces
- + Easy access to A45 and major road networks
- + Option to sub-divide into smaller suites

Unit 1, Seven Stars Industrial Estate
Wheler Road
Coventry
CV3 4LB

SHORTLAND PENN+ MOORE

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 away, with J2, M6 approximately 4 miles from the property.

Description

The property comprises a prominent and well-located single storey steel portal and truss frame office/depot, with 15 car parking spaces at the front to the front, and an additional yard and parking to the rear.

Internally the offices have carpet tiles, central heating throughout, perimeter trunking, suspended ceilings and inset fluorescent lighting with a mixture of private offices and meeting rooms as well as a large open plan office. There is also a server room with a large capacity and fibre optic connectivity whilst there is structural wiring throughout the building, a canteen, WC facilities and storage area.

Accommodation	Sq m	Sq ft
Total gross internal area	731.73	7,877

Lease Terms

The property is available on a Full Repairing and Insuring Lease for a minimum term of 5 years.

Virtual Building Tour

<https://gothru.co/P15j92Wgg>



Rent

Based on £10.00 per square foot per annum exclusive.

Building Insurance

The landlord will insure the property and recover the premium from the tenant.

Rates

Rateable Value	£58,500.00
Uniform Business Rate (2017/18) at 47.9p in £	
Rates Payable	£28,021.50

Energy Performance Certificate

Band D - 81

Legal Costs

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

VAT

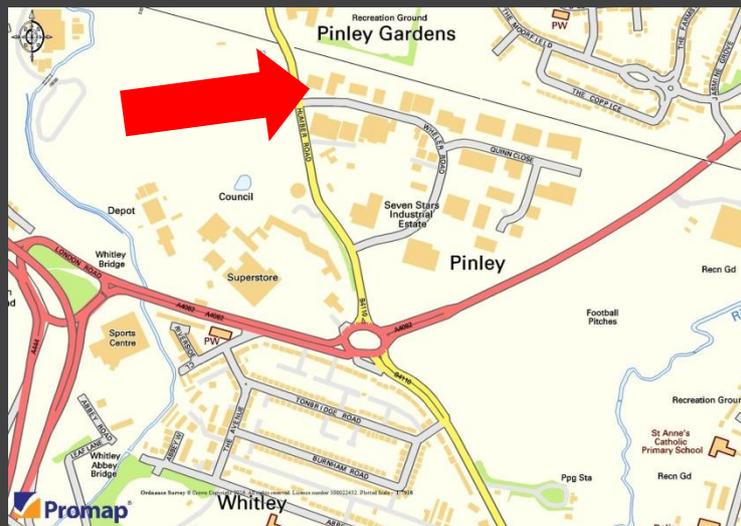
The property is VAT elected and will therefore be payable.

Further Information & Viewing

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Subject To Contract



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1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of the contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees of Third Parties should not rely on them as statements or representations of fact, and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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