

TO LET

HIGH QUALITY MODERN INDUSTRIAL UNIT WITH OFFICES

13,868 sq ft
(2,288.36 sq m)

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

Unit B

BROMWICH
ARDY
024 7630 8900
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Unit B, Wheler Road

A high quality modern industrial unit with offices, located on one of Coventry's most popular industrial estates



Two loading doors



Eaves height 6.6m



Mezzanine floor fitted



Office suite set across two floors



Self-contained compound with frontage



Electrically operated gates



Security fenced perimeter



36 car parking spaces



Prime Midlands Location

Rent: **£110,000 per annum** (exclusive)



Location

The property is situated close to the junction of Wheler Road with the B4110 Humber Road on Seven Stars Industrial Estate approximately 1.5 miles south-east of Coventry City Centre. The B4110 leads to the major highway intersection of the A45 and A46 dual carriageways, approximately one mile to the south-east, providing excellent access to the national motorway network beyond.

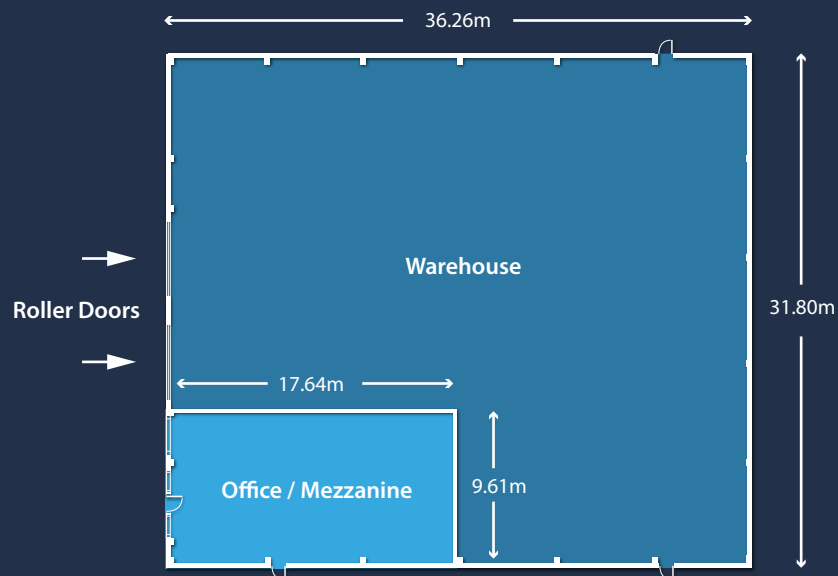
Description

The property provides a clear span modern unit of steel portal frame construction with an eaves height of approximately 6.6m. Internally, there is an attractive glazed elevation into the main reception and office area of the property. There are two central roller shutter loading doors. There are extensive overhead gas radiant heaters. At first floor level are an office and high quality mezzanine area. The offices have heating and cooling. Externally, the premises sit within a self-contained compound with frontage yard having electrically operated gates and providing circa 36 car parking spaces.



Tenure: **Available on a new lease**





Accommodation

Description	Sq m	Sq ft
Ground Floor		
including offices	1,115.40	12,006
First Floor		
Offices	58.34	628
Mezzanine	114.62	1,234
Total GIA:	1,288.36	13,868

Lease Terms

The premises are available on a new full repairing and insuring lease for a minimum term of five years.

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Business Rates

Rateable Value: £72,500

Rates Payable (2024/2025): £39,585

Legal Costs

Each party are to be responsible for their own legal costs incurred in the letting.

VAT

Rent is stated exclusive of VAT which we are informed will be payable

EPC

Energy rating and score as at 26th May 2024 is C75.

Viewing and More Information

Strictly by appointment through the sole agent.



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