

5-7 Wheler Road
Coventry
CV3 4LB

ehB
Reeves

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TO LET

TWO INTERCONNECTING

INDUSTRIAL/WAREHOUSE UNITS

- Industrial/Warehouse Unit Totalling 19,078 sq.ft (1,773 sqm)
- Available by Way of New Flexible Lease
- Secure Compound
- Car Parking in Excess of 15 Spaces
- Fitted With Quality Offices Totalling 327 sq.m. (3,518 sq.ft.)
- Heated and Lit Throughout
- Three Loading Doors
- AVAILABLE NOW

Interested in
this property?

Contact

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Location

The unit stands within the Seven Stars Industrial Estate off Wheler Road, an established and well regarded industrial/warehouse location, situated within 1.5 miles south east of Coventry city centre. The estate is within easy access of the A45 and A46 Eastern bypass, which is within 1 mile, providing excellent access to the Midlands and national motorway networks including the M1, M6, M69, M40 and M42.

The property stands on the north western corner of the Seven Stars Industrial Estate close to the corner of Wheler Road and Humber Road.

Description & Accommodation

Units 5 and 7 Wheler Road comprise a pair of modern industrial buildings which are currently interconnecting. Unit 5 is constructed to an eaves height of 6m whilst Unit 7 is constructed to an eaves of 7m. Both units are of a steel portal frame design with brick and block work elevations surmounted by a profile plastic coated steel sheeting, with insulation to both upper elevations and the pitched roof. Both the roofs include translucent roof lights.

To the front of both units there are office facilities with ancillary WC's and kitchens. Unit 5 benefits from two loading doors located to the side elevation off a secure compound and car park, Unit 7 has a loading door to the front elevation.

On a combined basis, Units 5 and 7 provide a minimum of 15 car parking spaces with the ability for additional car parking within the secured compound.

The accommodation in greater detail comprises the following:-

Unit 5

Gross Ground Floor Area 834.96 sq.m. (8,984 sq.ft.).

First Floor Offices and Ancillary Accommodation 123.9 sq.m. (1,383 sq.ft.)

Mezzanine Deck 112.4 sq.m. (1,209 sq.ft.)

Separate First Floor 13.69 sq.m. (147 sq.ft.)

The above incorporates offices of approximately 2,267 sq.ft. (210.69 sq.m.)

Unit 7

Gross Ground Floor Area 605.25 sq.m. (6,512 sq.ft.)

First Floor Office and Ancillary Accommodation 78.31 sq.m. (843 sq.ft.)

Total Gross Internal Floor Area 19,078 sq.ft (1,773.05 sq.m)

Services

All mains services are connected to the buildings. Each unit is fitted with gas fired space heaters, limited air conditioning and three phase electricity.

Planning

B8, B1 and E

Tenure

The building is offered subject to a new Full Repairing and Insuring lease for a minimum term of 5 years. The lease will be excluded from sections 24-28 inclusive of the landlord and tenant act 1954.

Rent

£137,000 per annum (exclusive) payable quarterly in advance. VAT is applicable.

Rates

The Rateable Value of Units 5 and 7 combined for the current year is £80,500. From 1st April 2023 the rateable value will be £100,000.

EPC

Unit 5 - 78 D

Unit 7 - 98 D

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Strictly by appointment through the sole letting agents ehB Reeves on 01926 888181.



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