

To Let

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

- Detached, Single Storey Office Premises
- With generous on site parking for c.40 cars
- Mixture of open plan and partitioned office accommodation.
- Available immediately by way of lease assignment (new lease may be available by way of negotiation)
- Excellent location, close to A45 & A46
- Accommodation Available:

7,618 sq ft (707.73 sqm)

Rent: £98,400 P.A.X



Location

Unit 1 is prominently positioned on the established Seven Stars Industrial Estate, just off Wheler Road, offering fast access to the A45, A46 and wider Midlands motorway network, with Coventry city centre and its mainline stations only a short drive away.

The estate is home to a diverse mix of office, engineering, logistics and service-sector occupiers, creating a well-balanced commercial environment attractive to a range of businesses.

Its strategic location places occupiers within easy reach of key employment hubs and neighboring towns including Leamington Spa, Warwick and Rugby, strengthening both regional connectivity and staff catchment.

Coventry remains one of the Midlands' most dynamic commercial centres, underpinned by strong transport links, a broad business base and continued investment, making this a compelling location for modern office and commercial occupiers.





Description

Unit 1 comprises a detached, single-storey commercial premises currently fitted out as an accountancy office, positioned prominently within the established Seven Stars Industrial Estate. The building is of traditional brick construction with aluminium-framed windows and doors all set beneath a profile-clad roof.

Internally, the accommodation has been arranged to provide a mix of open-plan workspace and private partitioned offices, offering flexibility for a range of business operations. A welcoming reception/foyer area provides an immediate professional impression, supported by WC facilities and a dedicated kitchen.

The specification includes carpet-tile floor coverings, neutral décor, dado-level perimeter trunking, suspended ceilings with integrated LED lighting, and air-conditioning, creating a comfortable and efficient working environment. The layout lends itself well to office, studio, or hybrid administrative uses.

Externally, the property benefits from generous off-road parking for approximately 40 vehicles, a significant advantage for staff and visitors and a rarity for premises of this size within the Coventry area.



Virtual Tour: <https://my.matterport.com/show/?m=LmFv7Mjkn7x>

Accommodation	Sq Ft	Sq M
Building	7,618	707.73



Services

We understand that mains electricity, water and drainage are connected to the property however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class E (Commercial, Business and Service) purposes. Interested parties are advised to make their own enquiries of Coventry City Council, 02476 831 109

Business Rates

Rateable Value: tbc
Rates Payable: tbc

EPC

D79 – a copy can be made available upon request

Tenure

The property is let to Harrison Beale & Owen Ltd on a full repairing and insuring lease for a term of 15 years from 10 November 2017, with a tenant-only break option on 10 November 2027 and five-yearly rent reviews.

The lease may be assigned or sub-let, subject to the usual consents, and a new lease may be available by separate negotiation. The tenancy is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

The current passing rent is **£98,400 per annum**.

VAT

The property elected for VAT purposes.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

Jonathan M Blood MRICS
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E jon@wareing.co

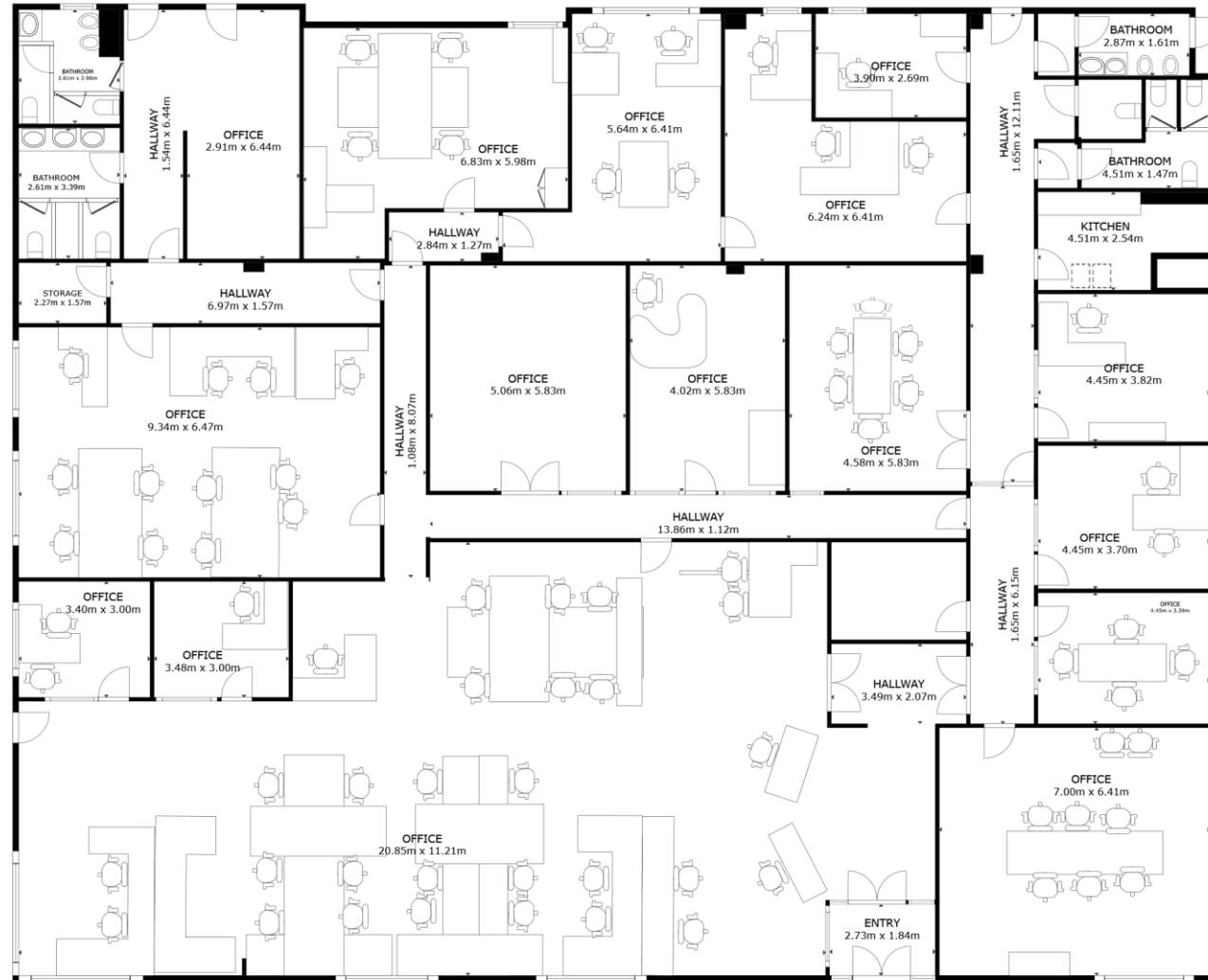


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FLOOR PLAN