

CHILTERN HOUSE

SEVEN STARS INDUSTRIAL ESTATE » WHELER ROAD » COVENTRY » CV3 4LB



WELL LET INDUSTRIAL OPPORTUNITY LOCATED IN THE GOLDEN TRIANGLE



INVESTMENT SUMMARY

- Located on Seven Stars Industrial Estate which is to the south east of the city centre and close to the A45
- Modern, steel framed industrial unit comprising a large warehouse area with associated offices arranged over two floors totalling 32,541 sq ft (GIA) with an additional external canopy of 2,844 sq ft
- The warehouse is let to Priority Freight (Midlands) Ltd at a current passing rent of £240,000 per annum for a term of 15 years (without break) until 14.01.2031
- The current passing rent equates to £6.78 psf on an overall basis which is highly reversionary
- The lease is subject to fixed uplift to £290,000 per annum in January 2028
- Long leasehold from Coventry City Council with approximately 89 years unexpired



PROPOSAL

We are seeking offers in excess of **£2,000,000** subject to contract and exclusive of VAT.

After allowing for **purchaser's costs of 6.80%**, this would reflect:

Net initial yield: 8.75%

Capital Value: £61 psf

Reversionary Yield: 11.08% in January 2028*

*Based on the fixed uplift of £290,000 per annum

LOCATION

Coventry is located in the West Midlands, approximately 20 miles south-east of Birmingham, 25 miles south-west of Leicester and 90 miles north-west of Central London. Its central location and proximity to the national motorway network have established the city as an important manufacturing, automotive and distribution centre.

The city benefits from excellent road communications, with the A45 and A46 providing access to the M6, M69, M40, M42 and M1, connecting Coventry with Birmingham and the wider West Midlands, London and the South East, as well as the principal commercial centres of the Midlands and North.

Coventry Railway Station is situated on the West Coast Main Line and provides frequent direct services to London Euston, with fastest journey times of approximately 55 minutes. Regular services also connect Coventry with Birmingham New Street in around 20 minutes, together with destinations including Birmingham International, Rugby, Milton Keynes, Manchester and the wider national rail network.

Birmingham Airport is approximately 15 miles west of Coventry and is readily accessible via the A45. The airport provides extensive domestic and international connections, while East Midlands Airport is approximately 40 miles to the north, further enhancing the city's air connectivity.



COMMUNICATIONS

The property benefits from excellent road communications, with the A45 and A46 approximately 1 mile to the south-east, providing convenient connections to the M6, M69, M40 and wider national motorway network. Coventry Railway Station, approximately 2 miles away, provides regular direct services to London Euston in around 55-60 minutes, as well as Birmingham New Street. Air connections are provided by Birmingham Airport, approximately 15 miles to the west, offering an extensive range of domestic and international destinations.



BY ROAD

A45	c. 1.0 mile	4 mins
A46	c. 1.0 mile	4 mins
A444	c. 2.5 miles	7 mins
M6 J2	c. 6.5 miles	12 mins
M69 J1	c. 7.5 miles	14 mins
M40 J15	c. 13 miles	20 mins
M42 J6	c. 15 miles	22 mins
M1 J17	c. 20 miles	25 mins



BY RAIL

Birmingham International	c. 10 minutes
Rugby	c. 10 minutes
Birmingham New Street	c. 20 minutes
Milton Keynes Central	c. 30 minutes
London Euston	c. 55 minutes
Manchester Piccadilly	c. 75 minutes



BY AIR

Birmingham Airport	15 miles	20-25 mins
East Midlands Airport	40 miles	45-50 mins
London Luton Airport	65 miles	75-85 mins
Heathrow Airport	95 miles	100 mins



SITUATION

Chiltern House is situated within the established Seven Stars Industrial Estate, approximately 1.5 miles south-east of Coventry city centre. The estate is accessed from Wheler Road, close to its junction with the B4110 Humber Road, which provides convenient access to the A45 and A46 dual carriageways approximately 1 mile to the south-east. These routes provide excellent connectivity to the wider Midlands motorway network, including the M6, M69, M40 and M1.

Seven Stars is an established commercial and industrial location accommodating a diverse mix of engineering, manufacturing, logistics and service-sector businesses, with occupiers including AP Racing and HD Storage Solutions. The wider Coventry area is one of the UK's principal automotive and advanced manufacturing centres, with major occupiers and facilities including Jaguar Land Rover and the UK Battery Industrialisation Centre, while Coventry's central location provides access to a substantial regional workforce and the wider West Midlands industrial market.



///lost.duke.cheek



Google Maps

NEARBY OCCUPIERS / MAJOR EMPLOYERS

MATALAN



BritishRedCross

nationalgrid



e.on





THE BUILDING

The property comprises a substantial detached industrial/warehouse facility with ancillary office accommodation, situated on a self-contained site of approximately 1.5 acres. The main building provides approximately 30,732 sq ft, together with a 556 sq ft lean-to/canteen/store, 914 sq ft external single-skin shed and 63 sq ft entrance porch, providing a total GIA of approximately 32,541 sq ft with an additional 2,844 sq ft provided by way of an external canopy. The canopy was a previous tenant improvement which has remained given its value to the user.

The property is of steel portal frame construction beneath a pitched roof incorporating extensive rooflights, with predominantly brick and profile-clad elevations. The main warehouse is complemented by two-storey office accommodation to the front elevation, while loading is provided from the side/rear of the building.

Externally, the property occupies a secure, predominantly surfaced site providing extensive yard/loading areas together with car parking to the front and side of the building. The site extends to approximately 1.5 acres providing good circulation and servicing around the unit.





A substantial detached **32,541 sq ft** industrial and warehouse facility with two-storey offices, extensive loading and yard areas, on a secure 1.5-acre site.

TENANCY SCHEDULE

Use	Tenant	Area (Sq Ft)	Lease Start	Lease Expiry	Lease Break	Rent Review	Rent pa	Rent psf	Expiry (years)	Comments
Storage & Distribution	Priority Freight (Midlands) Ltd	32,541	15/01/2016	14/01/2031	-	Fixed increase on 15.01.2028	£240,000	£6.78	4.27	I. Head rent reviewed 5 yearly with the next on 16.07.2030 to 22% of market rent of property when totalling 31,284 sq ft II. Lease is contracted inside the L&T 1954 Act III. There is an external canopy totalling 2,844 sq ft which the previous tenant constructed
		32,541					Total Gross Rent	£240,000		
							Less Head Rent	£53,340		
							Net Rent	£186,660		

COVENANT INFORMATION

Priority Freight (Midlands) Limited – Company No: 03661959
Creditsafe Rating = 74 (Very Low risk)

Priority Freight (Midlands) Limited forms part of the Priority Freight group, a privately owned specialist logistics business established by the Williams family in 1996. The Midlands company was incorporated in 1998 and is principally engaged in road freight transport. The group specialises in time-critical and expedited logistics, providing express road freight, air freight and charter, on-board courier, customs clearance, warehousing and supply-chain solutions, with particular expertise in complex and urgent consignments.

Priority Freight has developed into an international logistics operator with strategically located control centres across the UK and Europe, including Dover, Coventry, Heathrow, Germany, Poland, Spain, Bulgaria and Slovakia, supported by a wider global network of agents. The business operates 24 hours a day, 365 days a year, serving sectors including automotive, aerospace and other industries where continuity of supply and rapid delivery are critical. The Coventry operation was established in 2005 as the group’s second office and continues to operate from the Seven Stars Industrial Estate.

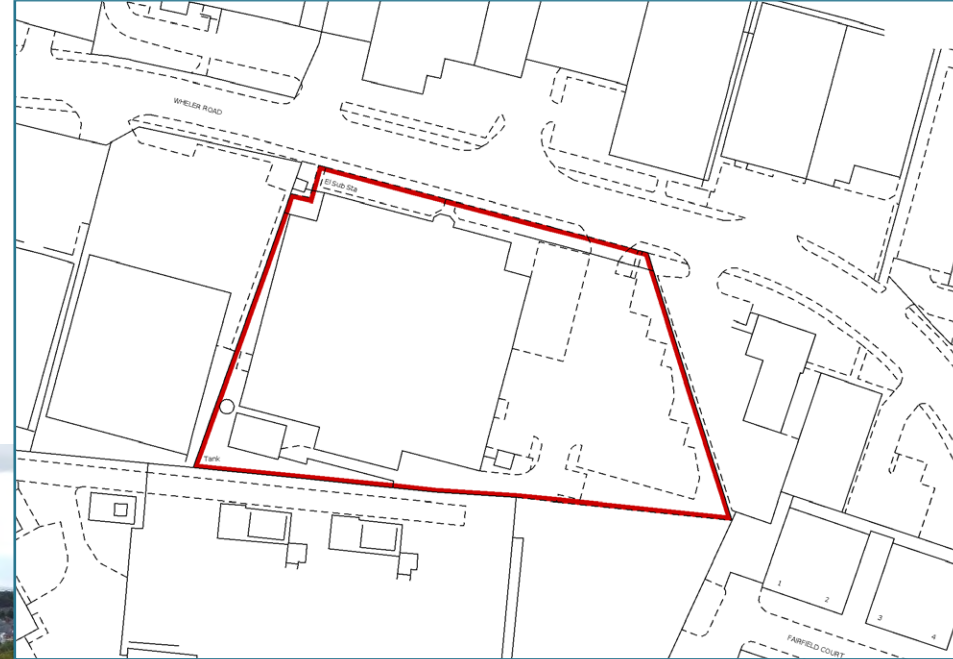
Priority Freight (Midlands) Limited’s last three years accounts are summarised as follows:

Year to date	Turnover	Net Profit	Shareholder’s Funds
31/12/2025	£10,953,253	£654,131	£6,586,637
31/12/2024	£14,044,207	£1,612,606	£6,084,451
31/12/2023	£15,165,512	£1,602,605	£4,714,451



PLANNING

The property is situated within the Coventry City Council local authority area. We understand that it benefits from Warehouse use for storage and distribution with ancillary offices now defined as use Class E (B1 as previously known) as well as B2/B8 use classes.



TENURE

The building is held on a long leasehold basis from Coventry City Council under the title number: WM532770. The long lease is for a term of 99 years commencing on 16 July 1990 with c.63 years unexpired and is subject to a Head Rent of £53,340 per annum. The Lessee also benefits from the right to renew for a further 26 years after the expiry of the original 99 year term. Notice of the intention to renew must be served not more than 12 months and not less than 6 months before expiry. The Head Rent is reviewed 5 yearly with the next review on 16 July 2030 to 22% of market rent of property when totalling 31,284 sq ft.

INVESTMENT MARKET

Throughout **2025 and 2026**, the **UK industrial and logistics investment market has remained resilient**, despite a more challenging macroeconomic environment and elevated financing costs. Investment volumes strengthened materially during 2025, while activity moderated during H1 2026; however, investor appetite remains strong, with **institutional, overseas and value-add capital continuing to target the sector**, and more than **£1 billion of industrial transactions reported under offer during Q2 2026**.



3.2% INCREASE

IN GRADE A QUOTING RENTS
OVER THE PAST YEAR

5.6%

VACANCY RATE

101.5M SQ FT

TOTAL INVENTORY OF INDUSTRIAL STOCK

£9.60 PSF AVERAGE RENTS

- AMONGST THE HIGHEST IN THE
MIDLANDS' MAJOR WAREHOUSE MARKETS

1.9M SQ FT

CURRENT STOCK UNDER CONSTRUCTION



60%

LIKELIHOOD OF SECURING A
TENANT WITHIN **9 MONTHS**

35%

OF CURRENT DEVELOPMENT
PIPELINE IS ALREADY PRE-LET



EPC

The property has an EPC rating of B (46). A copy of the certificate is available in the data room.

DATA ROOM

Please contact Tydus Real Estate for access to the data room.

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INCOME AND YIELD FLOW

We set out the net rent receivable on an annual basis from the current year up until the year of the head rent review.

Year	Net Rent	RY
2026	£186,660.00	8.75%
2027	£186,660.00	8.75%
2028	£236,660.00	11.08%
2029	£236,660.00	11.08%

VAT

The property is elected for VAT and it is anticipated the transaction will be structured as a transfer of a going concern (TOGC).

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CONTACT

For further information or to arrange an inspection, please contact:



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