



## Hybrid Industrial Unit—Immediately Available

### HIGHLIGHTS

- **3,453 sq ft**
- **Minimum 3.10 m working height**
- **Excellent road connectivity to the A45, A46 and A444**
- **Within close proximity of Coventry City Centre**
- **Roller shutter access**
- **Designated car parking spaces**

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## Location

Fairfield Court is located on Seven Stars Industrial Estate, approximately 2.5 miles to the south-east of Coventry City Centre.

The estate benefits from good road connectivity via the B4110 and sits within 1.5 miles of the A45, A46 and A444 providing the premises excellent access to the regional road network.

Specifically, Fairfield Court is located on the west of Wheeler Road, close to its junction with Quinn Close.

## Description

The unit is a steel portal frame construction with brick and block construction to the eaves. The unit provides warehouse / storage space on the ground floor together with office accommodation and welfare facilities at first floor level.

Access to the unit is via a roller shutter door and separate pedestrian access. The unit benefits from a clear height of 3.10 m.

Externally the unit has a loading area as well as 6 designated car parking spaces.

## Terms

The property is available to let on a new full repairing and insuring lease for a minimum term of three years. Further details are available on application.

## EPC

Details available upon request.

## Accommodation

We set out below the approximate GIA floor areas:

Floor	Sq M	Sq Ft
Ground floor (warehouse)	159.66	1,719
First floor (offices)	160.98	1,733
<b>Total (GIA)</b>	<b>320.64</b>	<b>3,453</b>

## Utilities

We understand the property is served by mains 3 phase electricity, water, drainage and gas.

## Management / Service Charge

A management fee of 5% of the rent is to be charged. Service charge and sinking fund amounts are also payable. Further details are available upon application.

## VAT

Rent is exclusive of VAT which will be payable.

## Rates

The subject property has a rateable value of £20,000 with the car parking spaces holding a rateable value of £300.

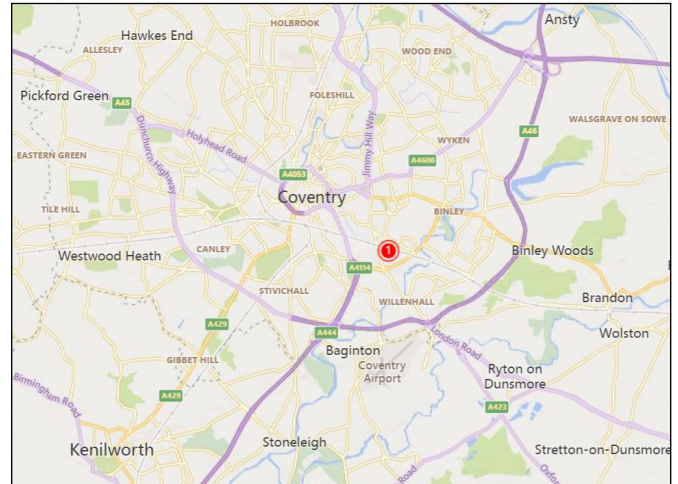
All enquiries regarding business rates are to be made to Coventry City Council Rating Department.

## Legal Costs

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

## Viewing

By prior appointment through the sole agent.



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