

Industrial / Warehouse Unit To Let

Unit E, Quinn Close

Seven Stars Industrial Estate, Coventry, CV3 4LB



6,837 Sq Ft



5.85 m eaves height



Two storey offices



Demised parking



**Roller shutter
access**

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Location

Quinn Close is located on Seven Stars Industrial Estate, approximately 2.5 miles to the south-east of Coventry City Centre. The immediate area is made up of other commercial occupiers, namely National Grid, Matalan, Priority Freight Limited, AP Racing, British Red Cross and Mercedes Benz.

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 with excellent access to the motorway network.

The property is located on Quinn Close which runs east off Wheeler Road. Specifically, the unit sits at the southern end of the cul-de-sac.

Specification

- 5.85 m eaves height
- Two storey open plan offices
- Kitchenette facility
- Roller shutter loading door
- Generous parking allocation
- New LED lighting throughout

Accommodation

Floor Area	Sq M	Sq Ft
Warehouse	464,86	5,004
GF Office / Welfare / Reception	103.01	1,109
First floor offices	67.27	724
TOTAL (GIA)	635.14	6,837

Business Rates

The unit currently has a rateable value of £50,000 (as of 1st April 2023 valuation).

EPC

The property holds a valid EPC within Band C.

Services

We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

Terms

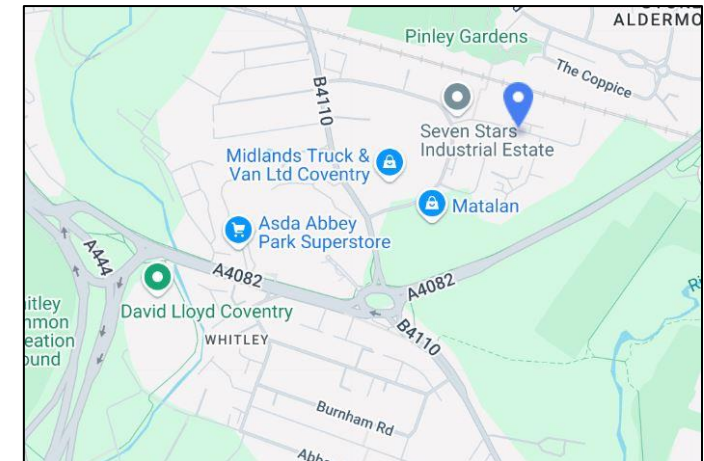
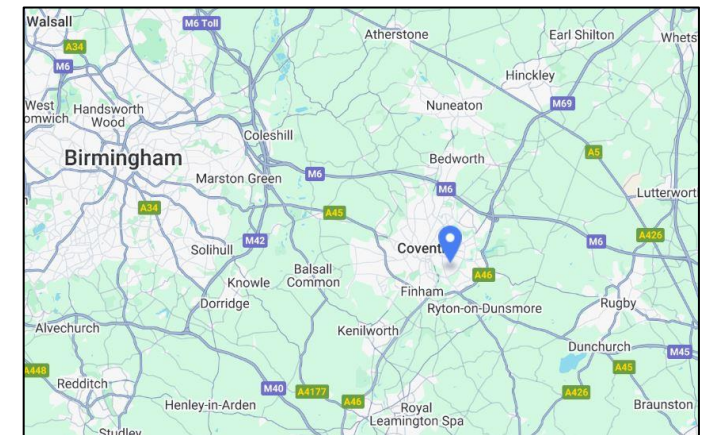
The unit is immediately available on a new FRI lease for a length of term to be agreed.

VAT

VAT will be chargeable at the current rate.

Legal Costs

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



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April 2025

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