www.WarehouseNetwork.co.uk

TO LET INDUSTRIAL/WAREHOUSE UNIT

25,339 sq ft (2,345 sq m) on a site of 1.54 acres (0.62ha)

Unit 4, Quinn Close, Manor Park, Seven Stars Estate, Whitley COVENTRY





- Located close to the A46/A45
- Large self-contained yard
- Flexible lease terms
- 5.6m to underside of haunch, 7.85m to ridge

Location

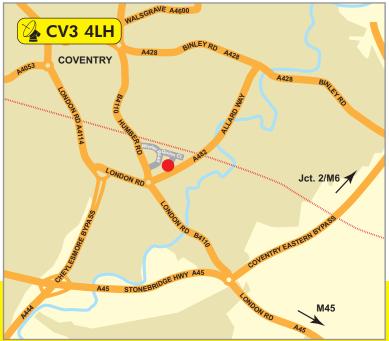
The property is situated on the Seven Stars Estate, just off the Humber Road leading into Allard Way (A4082).

Distance to transport links		
Coventry city centre	2.7miles	
Coventry airport	2.7 miles	
A45	2 miles	
J2, M6	4 miles	
M45	5 miles	









Description

The unit comprises a modern detached, single storey, single span warehouse with attached two storey offices and a large concrete yard.

Specification includes:

- 5.6m to underside of haunch, 7.85m to ridge
- Seven level entry roller shutter doors
- Large concrete yard
- 25,000 litre underground diesel tank and pumps
- 35 car parking spaces
- High level security lighting
- Warehouse supervisor's office
- Two storey ancillary offices

Accommodation Schedule (approx. Gross Internal Areas)				
	sq ft	sq m		
Warehouse 65.95 x 29.82				
(overall)	21,169	1,966.60		
Warehouse supervisor's office	•			
(first floor)	322	30.00		
Main office – ground floor	1,924	178.70		
Main office – first floor	1,924	178.70		
Total	25,339	2,354.00		

Terms

The property is available on flexible lease terms up to June 2015 or longer by arrangement.

Rateable Value £117,000. Rates Payable 2011/2012 £54,740 (approx).

Price/Rent Available on request. EPC An EPC is available on request. Viewing and further information Please contact the sole agents Gerald Eve LLP

Chris Kershaw email: ckershaw@geraldeve.com

Myles Wilcox-Smith email: mwilcox-smith@geraldeve.com



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Conditions under which these particulars are issued: All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars revised December 2011. Designed and produced by TYP 07976 700278.

Energy Performance Certificate

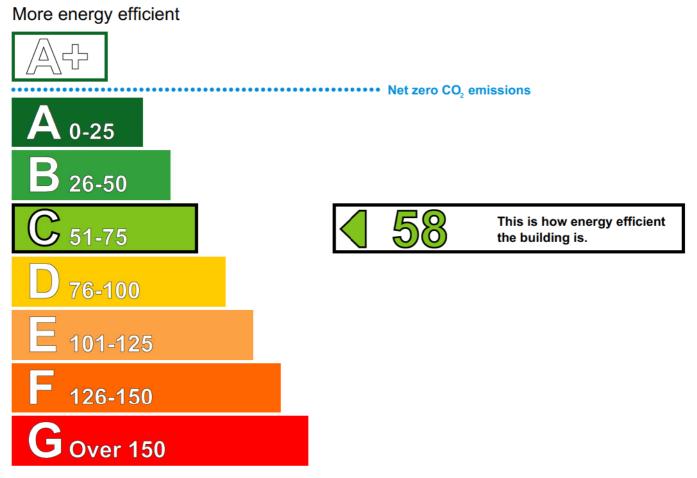
A Government

Non-Domestic Building

Yodel Unit 4, Quinn Close COVENTRY CV3 4LH **Certificate Reference Number:** 9499-3002-0697-0190-8901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Less energy efficient

Technical information

Main heating fuel:	Natural G	as
Building environment:	Heating a	and Natural Ventilation
Total useful floor area (m ²):		2335
Building complexity (NOS level):		3
Building emission rate (kgC	;O ₂ /m²):	77.35

Benchmarks

Buildings similar to this one could have ratings as follows:



If newly built

If typical of the existing stock

Administrative information

This is an Energy Performance Cer	tificate as defined in SI2007:991 as amended			
Assessment Software:	DesignBuilder SBEM v3.0.0 using calculation engine	SBEM v4.1.c.4		
Property Reference:	497691090000			
Assessor Name:	Zamir Borg-Mirza			
Assessor Number:	STR0003881			
Accreditation Scheme:	Stroma Accreditation			
Employer/Trading Name:	EPC Assure Ltd			
Employer/Trading Address:	12/13 Conduit Street Mayfair London W1S 2XH			
Issue Date:	12 Dec 2011			
Valid Until:	11 Dec 2021 (unless superseded by a later certificate)			
Related Party Disclosure:	Not related to the owner			
Recommendations for improving the property are contained in Report Reference Number: 0840-0149-9679-9002-9092				

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit **www.carbontrust.co.uk** or call us on **0800 085 2005**