

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@geraldev.com

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



GERALDEVE

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Energy Performance Certificate

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

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **58**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	2335
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	77.35

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built

62 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate 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: STRO003881

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