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VIEW ONLINE

INDUSTRIAL / WAREHOUSE TO LET



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WHELER ROAD, UNIT 7, COVENTRY, CV3 4LJ

To Rent: £42,000 - £68,000 per annum

4,807 to 7,984 sq ft (446.58 to 741.74 sq m)

Description

The property comprises a industrial/warehouse unit of steel portal frame construction beneath a pitched roof with brick and profile clad elevations. The accommodation provides clear-span warehouse space with a concrete floor, roller shutter loading door, separate pedestrian entrance, three-phase electricity and WC facilities, together with ancillary office accommodation.

Externally, the unit benefits from a forecourt loading area and designated parking, offering good access and circulation for commercial vehicles. The property is suitable for a range of uses including storage, distribution, light manufacturing and workshop purposes.

Summary

- Option to take the whole building or just warehouse space
- Self contained forecourt
- Mezzanine floor fitted
- Three phase





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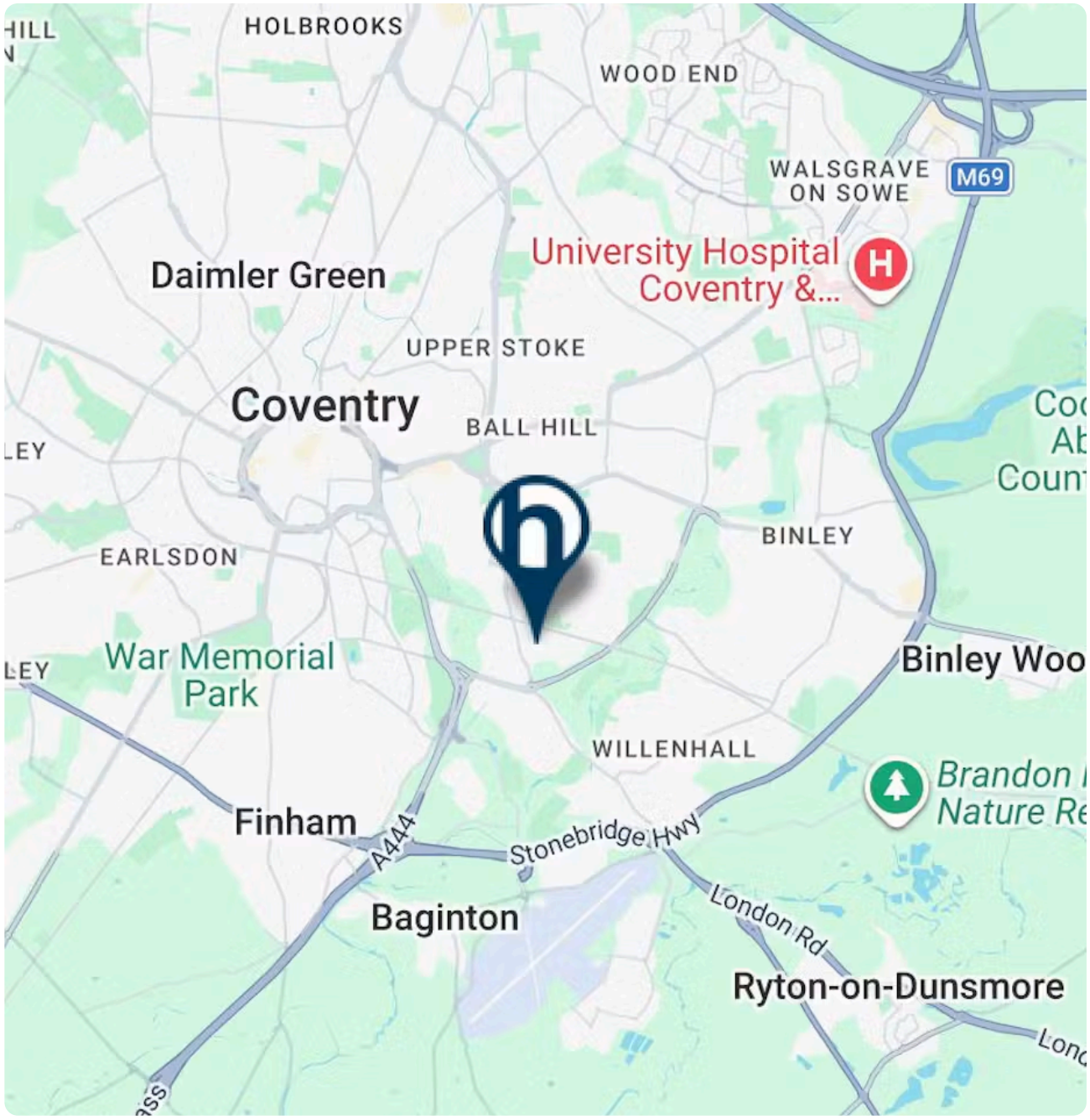
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Location

The property is prominently positioned near the junction of Wheler Road and the B4110 Humber Road, within the established Seven Stars Industrial Estate, approximately 1.5 miles south-east of Coventry City Centre.

The B4110 provides direct access to the major highway intersection of the A45 and A46 dual carriageways, located around one mile to the south-east. This strategic connection offers excellent links to the wider regional and national motorway network.



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Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.





















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GALLERY









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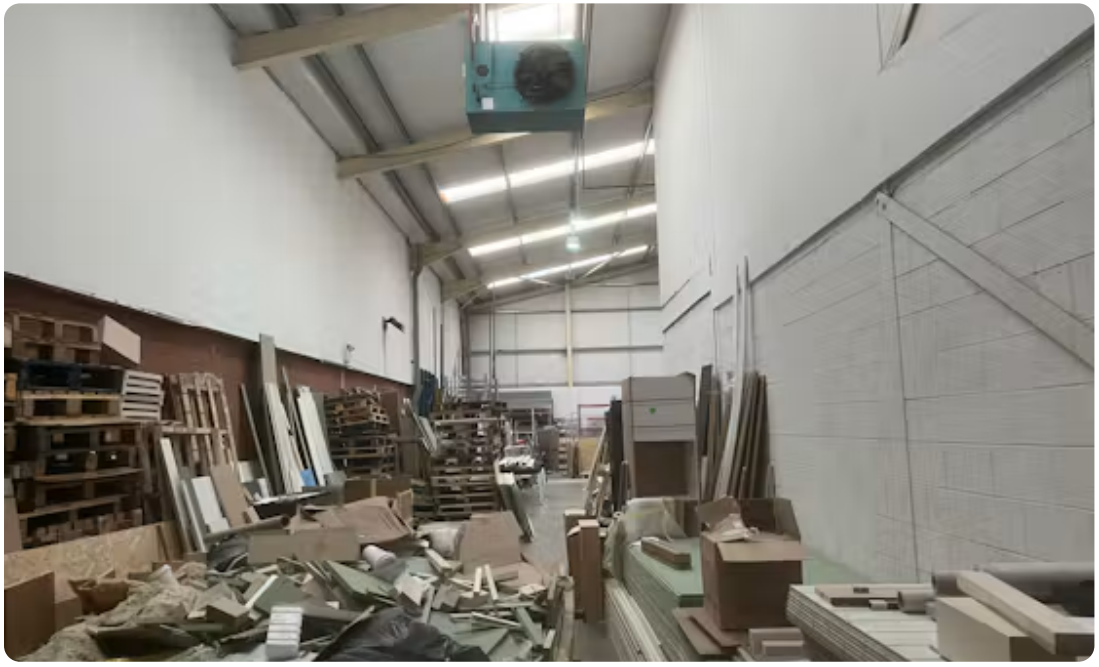
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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit	4,807	446.58	-	Available
Mezzanine	400	37.16	-	Available
Ground	1,027	95.41	-	Available
1st	1,750	162.58	-	Available
Total	**7,984**	**741.73**		

TERMS

To be agreed

RENT

£42,000 - £68,000 per annum

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

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VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

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