



12,789 SQ FT (1,118.1 SQ M) **TO LET**

MODERN INDUSTRIAL / WAREHOUSE UNIT

- Prime site with excellent access
- Allocated parking (43 spaces) and unloading areas
- Internal eaves height of 6 metres
- 2 electrically operated roller shutter doors
- Good quality air conditioned offices

Warehouse	9,517 sq ft	(884.1 sq m)
First floor office	2,684 sq ft	(249.3 sq m)
Ground floor office	588 sq ft	(54.7 sq m)
TOTAL (GIA)	12,789 sq ft	(1,118.1 sq m)

SERVICE CHARGE

An estate service charge is payable towards the up keep of the estate and common areas. Further details on request.

BUSINESS RATES

The current rateable value is £63,000. For further information please contact Rugby Borough Council (Tel 01788 554455).

EPC

The building has an energy rating of 78(D).

TERMS

The property is available immediately on a new FRI lease with terms available on application from the agents.

VIEWING

Please contact the joint agents.

ANDREW COSNETT

JOE SMITH/DAVID SMITH



DDI: 02476 308 909

andrew.cosnett@bromwichhardy.com



www.drakecommercial.co.uk

jsmith@drakecommercial.co.uk

dsmith@drakecommercial.co.uk