



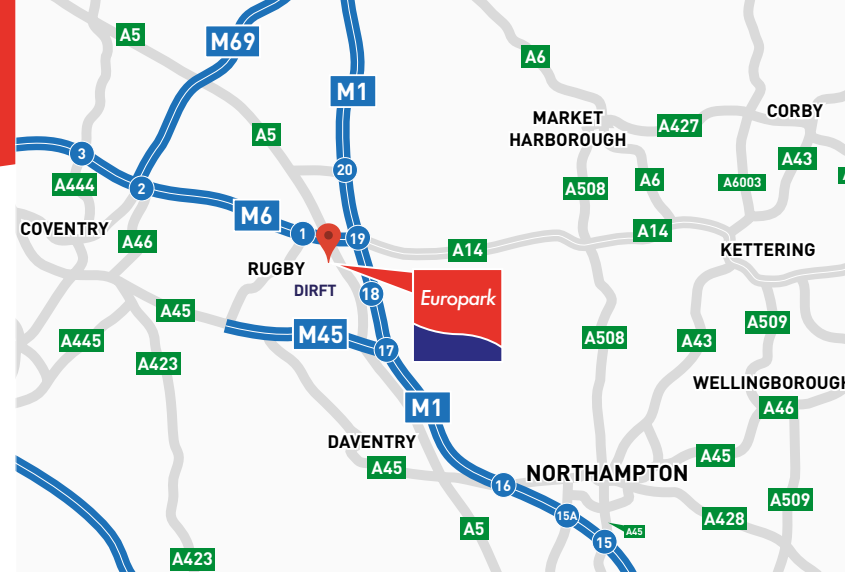
MODERN INDUSTRIAL/WAREHOUSE UNITS

FROM 5,217 SQ FT – 60,000 SQ FT (484 – 5,574 SQ M)

- MODERN UNITS ON A SECURE AND WELL MANAGED ESTATE
- SECURE YARD AREAS AND ALLOCATED PARKING AVAILABLE
- EXCELLENT ACCESS TO M1/M6/A14
- CLEAN, TIDY, WELL MANAGED ESTATE
- BUILD TO SUIT OPPORTUNITIES AVAILABLE

LOCATION

- An established commercial location on the A5 in Rugby.
- The estate lies within the 'Golden Triangle' placing approximately 85% of England and Wales within four hour's drive time.
- Junction 18 and 20 of the M1, Junction 1 of the M6 and the A14 all accessible within minutes.
- Short distance from some of the leading distribution warehouse sites in the UK including Magna Park (Lutterworth) to the north and DIRFT to the south.



VAT

All rents and charges are quoted exclusive of VAT at the prevailing rate.

TERMS

Units are available to lease on standard commercial terms.

SERVICES

The estate provides water, drainage and three phase electricity at competitive rates via the onsite management company.

SERVICE CHARGE

Levied to cover the cost of common parts on the estate.

VIEWINGS

Viewing at any convenient time through the joint agents:

ANDREW COSNETT

JOE SMITH



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Europark, A5 Watling Street, Rugby CV23 0AL

Schedule of Availability

2018

Unit	Size SQ.FT	Rent p.a. Exclusive	Availability
Unit 1	11,310	-	Let
Unit 2	5,837	-	Let
Unit 3	5,133	-	Under offer
Unit 4	12,789	£77,000	To Let
Unit 5	3,000	-	Let
Unit 6 (Warehouse)	47,500	-	Let
Unit 6 (Yard)	72,620	-	Let
Unit 6a	4,000	-	Let
Unit 7	25,209	-	Let
Unit 10	43,000	Upon Application	Q4/2018
Unit 11	28,628 on 5 acres	-	Let
Unit 17	23,263	-	Let
Unit 18	41,838	-	Let
Unit 21 (½ yard)	52,790	-	Let
Unit 10	43,000	Upon Application	Q4/2018
Phase 2 – Unit A	33,712	Upon Application	2018
Phase 2 – Unit B	24,052	Upon Application	2018

- Units can be combined or split to suit requirements
- Planning for Industrial, Warehouse and Storage uses
- Excellent access to M1 / M6 / A14
- New construction during 2018
- Phase 2 – Design & Built or Pre-Let



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