

5 Somers Road, Rugby

<b>LOVEITTS</b> COMMERCIAL PROPERTY SERVICES	<b>Commercial Property</b> 29 Warwick Row, Coventry CV1 1DY Tel: 024 7622 8111 <b>loveitts.co.uk</b> <i>Offices also at:</i> Leamington Spa • Nuneaton • Southam
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**TO LET/MAY SELL**

**5 SOMERS ROAD  
RUGBY CV22 7DB**



- **Modern Two Bay Industrial Unit With Two Storey Offices**
- **Existing B2 General Industrial Use**
- **Premises Extend To 835.68 m<sup>2</sup> (8995 ft<sup>2</sup>) Approx.**
- **Yard Area With Servicing Provided For On Both Sides Of Building**
- **RENTAL £42,500 per annum exclusive**

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## **LOCATION**

The property is located on the Somers Road Industrial Estate which is accessed off Addison Road close to the junction with the A428 Lawford Road on the eastern outskirts of Rugby.

Rugby is particularly conveniently situated for access to the M1 Motorway at Junction 1 which is approximately four miles distant.

## **DESCRIPTION**

The subject property comprises a detached industrial unit with a previous B2 general industrial consent having offices provided across two floors.

The unit is of steel portal frame construction with a profile sheet clad façade and asbestos sheet roof.

Access is afforded via roller shutter doors on both sides of the building which benefits from a small yard area at the rear and reasonable forecourt parking alongside the office element.

Combat gas-fired warm air blowers are also provided to the principal workshop space which has an eaves height of 5.4m (18') approx.

## **ACCOMMODATION**

### **On the Ground Floor**

**Offices** 189.38 m<sup>2</sup> (2038 ft<sup>2</sup>)  
Comprising entrance vestibule, two main open plan offices, store room and gents and disabled w.c. facilities.

**Principal Workshop** 368.80 m<sup>2</sup> (3970 ft<sup>2</sup>)  
Incorporating three stores with mezzanine deck over (55.82 m<sup>2</sup> - 601 ft<sup>2</sup>), having Combat warm air blowers installed and with roller shutters for access at either end of the building.

**Workshop 2** 111.20 m<sup>2</sup> (1197 ft<sup>2</sup>)  
With folding door for access at one end of the building.

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**Total Ground Floor Area 669.38 m<sup>2</sup> (7205 ft<sup>2</sup>)**

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### **On the First Floor**

**Offices** 113.90 m<sup>2</sup> (1226 ft<sup>2</sup>)  
Comprising five offices

**Workshop Mezzanine** 52.40 m<sup>2</sup> (564 ft<sup>2</sup>)

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**Total First Floor Area 166.30 m<sup>2</sup> 1790 ft<sup>2</sup>)**

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**TOTAL AREA OF WHOLE 835 m<sup>2</sup> 8995 ft<sup>2</sup>**

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All areas are approximate and have been measured on a gross internal area basis.

## **SERVICES**

Our understanding is that all mains services, including three phase electricity, are connected to the property, along with Combat gas-fired warm air blowers to the principal workshop space although no tests have been applied.

## **ENERGY PERFORMANCE CERTIFICATION**

An EPC report has been undertaken the property has been rated as D (85). A copy of the report is available from the joint agents.

## **LEASE TERMS**

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed but a minimum three year lease term is suggested at a commencing rental of £42,500 per annum exclusive.

## **FREEHOLD**

Alternatively the owners may be prepared to entertain a sale of the freehold in this case.

## **COSTS**

Each party is to be responsible for their own legal costs in this case.

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## **VAT**

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

At the time of preparation of these details (February 2018) the Vendor had not elected to charge VAT on the sale price.

## **PLANNING**

Our understanding is that the premises have an existing B2 General Industrial consent.

## **FIXTURES AND FITTINGS**

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from the letting.

## **LOCAL AUTHORITY**

Rugby Borough Council  
Town Hall  
Evreux Way  
RUGBY CV21 2RR

## **RATES**

We understand that the property is listed in the 2017 Rating List as 'Warehouse and Premises' with a Rateable Value of £40,750.

Prospective lessees/purchasers are advised to make their own enquiries with the Local Authority for verification.

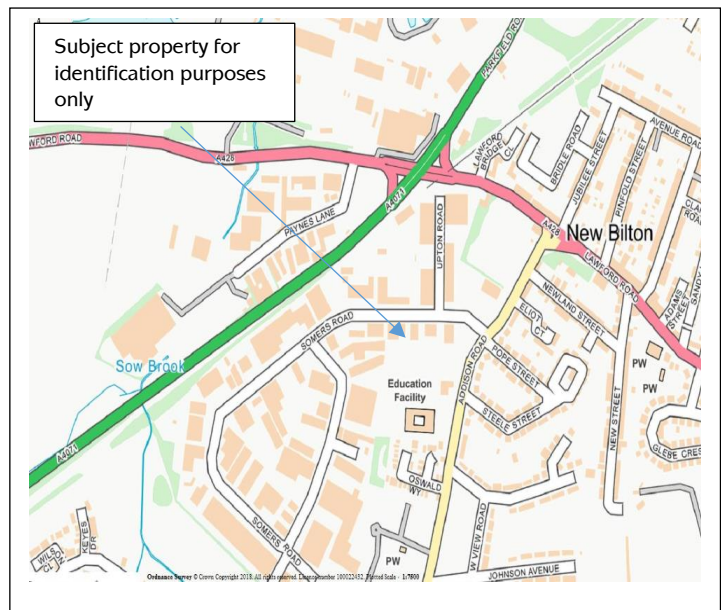
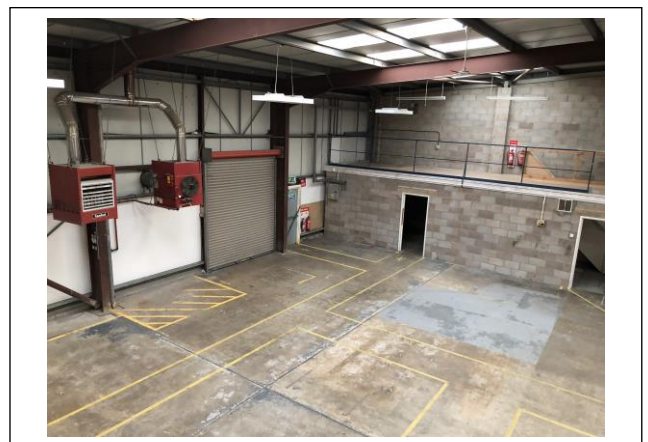
## **VIEWING**

Strictly and only by prior arrangement through:-

**LOVEITTS COMMERCIAL**  
Telephone: 024 7622 8111  
E-mail: [coventry.commercial@loveitts.co.uk](mailto:coventry.commercial@loveitts.co.uk)  
(Ref. JRP/AW)

**Joint Agents :**

**GEORGE AND COMPANY**  
Tel : 01788 554455  
E-mail : [info@georgeandcompany.co.uk](mailto:info@georgeandcompany.co.uk)  
(Ref. Jake Heaton)



**Conditions under which particulars are issued:**

Messrs Loveitts for themselves and for vendors or lessors of this property, whose agent they are, give notice that:

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