



Unit 15, Webb Ellis Business Park, Rugby CV21 2NP

TO LET

Industrial Unit Available for Immediate
Occupation on New Lease

**5,342 Sq Ft
(496 Sq M)**

DESCRIPTION

The unit comprises a steel portal frame construction with brick and block cavity walls with profile steel cladding. Internally, the unit provides a two storey office with reception area, ancillary work space and warehouse area. Incorporated within the warehouse is a mezzanine utilised for light storage and further office / workshop space underneath. Access to the unit is via a pedestrian doorway with vehicular access through a single roller shutter measuring 3.8m wide x 4.5m high.

- ✓ **5,342 sq ft GIA including ancillary office space**
- ✓ **Close to Town Centre and Train Station.**
- ✓ **3 phase electricity**
- ✓ **Easy access to M6 motorway**
- ✓ **The unit benefits from all mains services**

LOCATION

The property is situated on Webb Ellis Industrial Estate within a 5 minute drive of J1 of the M6 motorway. The M6 provides easy access to the M1, M69, and M40. The property is also close to the A14 which provides access to east coast ports.

Estate provides good loading and turning space in front of the property.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	5,342	496

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

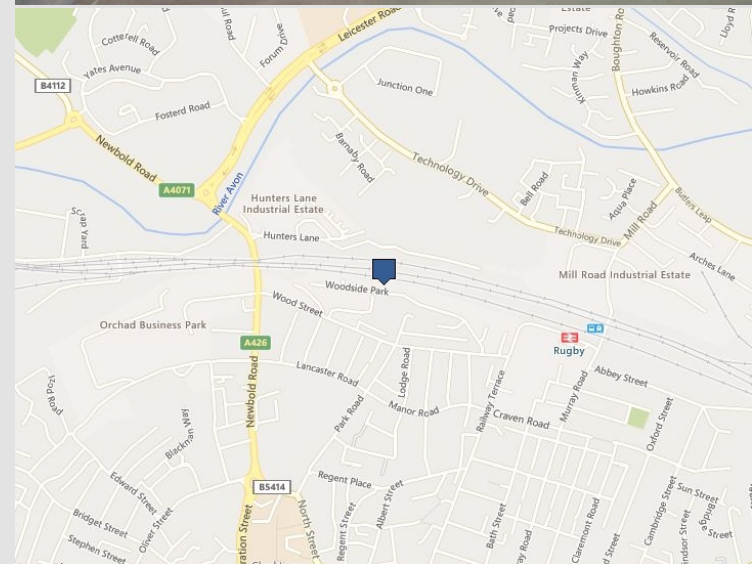
Each party shall be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable Value : £30,500

Uniform Business Rates Payable per annum ($\pounds 0.491 \times \pounds 30,500$) : £14,975.5

EPC The property possesses an EPC rating of band D (99)



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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