TWO HIGH QUALITY WAREHOUSE/INDUSTRIAL UNITS AVAILABLE INDIVIDUALLY FROM 6,274 – 6,298 sq ft (583 – 585 sq m)
Or in combination totalling 12,572 sq ft (1,168 sq m)

TO LET

- Close to M6 (J1)
- 6m eaves height
- Secure parking behind electric gates
- Electric loading doors

HIGH QUALITY WAREHOUSE/INDUSTRIAL UNITS ONLY MINUTES FROM M6 J1
LOCATION
The io centre is located on Rugby’s prime industrial and distribution employment area, Swift Valley. The site is conveniently located at the Valley Drive and Brownscover Road roundabout.

The location on the northern side of Rugby gives convenient access via the A426 to Junction 1 of the M6, which in turn provides access to the UK’s motorway network including M1, M40, M45 and A14. Rugby Railway Station is on the West Coast mainline, with Euston being 54 minutes and Birmingham 39 minutes away.

DESCRIPTION
Units 5 and 6 comprise two adjacent warehouse/industrial units of steel portal frame construction.

The warehouse areas have a minimum clear height to eaves of 6m (19’6”) and access is via electrically operated roller shutter doors.

Each unit has a ground floor reception area with kitchen and wc accommodation. The main office area is located at first floor level in both units and is fitted with carpeting, suspended ceilings and concealed lighting with wall mounted electric wall heaters.

Lighting is fitted in both units and they each benefit from existing separate gas fired warm air heaters. Externally each unit offers dedicated forecourt car parking behind secure fencing, with electronically operated gates.

SERVICE CHARGE
There is a service charge which covers the costs of maintaining the common parts of the estate.

ACCOMMODATION

UNIT 5
Warehouse/ancillary 5,746 sq ft (534 sq m)
First floor office 528 sq ft (49 sq m)
TOTAL 6,274 sq ft (583 sq m)

UNIT 6
Warehouse/ancillary 5,760 sq ft (535 sq m)
First floor office 538 sq ft (50 sq m)
TOTAL 6,298 sq ft (585 sq m)

TERMS
The properties are available to let on lease terms to be agreed.
Further details are available upon application.

EPC
Unit 5 falls within Band C and has an EPC asset rating of 67.
Unit 6 falls within Band D and has an EPC asset rating of 91.

VIEWING
By prior appointment through the joint sole agents:

<table>
<thead>
<tr>
<th></th>
<th>Unit 5</th>
<th>Unit 6</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1.5 miles</td>
<td>5 miles</td>
</tr>
<tr>
<td>M6 (J1)</td>
<td>5 miles</td>
<td>5.5 miles</td>
</tr>
<tr>
<td>M1 (J19)</td>
<td>15 miles</td>
<td>33 miles</td>
</tr>
<tr>
<td>Coventry</td>
<td>33 miles</td>
<td></td>
</tr>
<tr>
<td>Birmingham</td>
<td>88 miles</td>
<td></td>
</tr>
<tr>
<td>London</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

© 2017 Wells Design Partnership | All rights reserved | www.wells-design.co.uk

DECLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.