PARKFIELD BUSINESS PARK

WESTERN RELIEF ROAD
RUGBY
CV21 1QJ

UNIT 2

WAREHOUSE / INDUSTRIAL UNIT WITH BRAND NEW FINISHES THROUGHOUT



TO LET

39,024 SQ FT
(3,625 SQ M)

- EXCELLENT EAVES HEIGHT OF 8.9M
- PROMINENT MAIN ROAD POSITION, ADJACENT TO STAR SELF STORE
- SECURE YARD AREAS AND GENEROUS ON SITE CAR PARKING

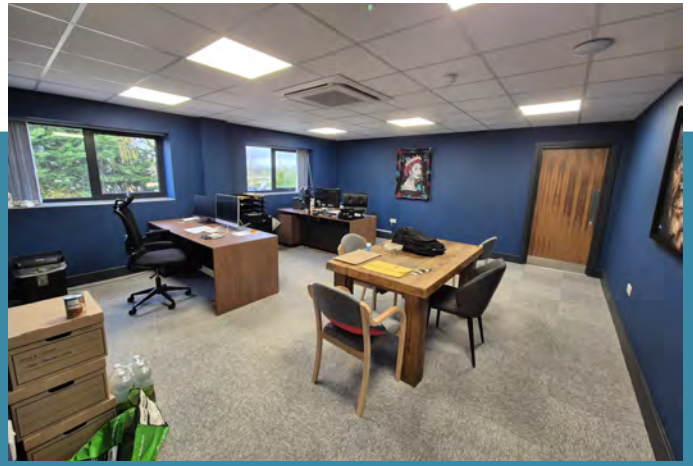
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Construction

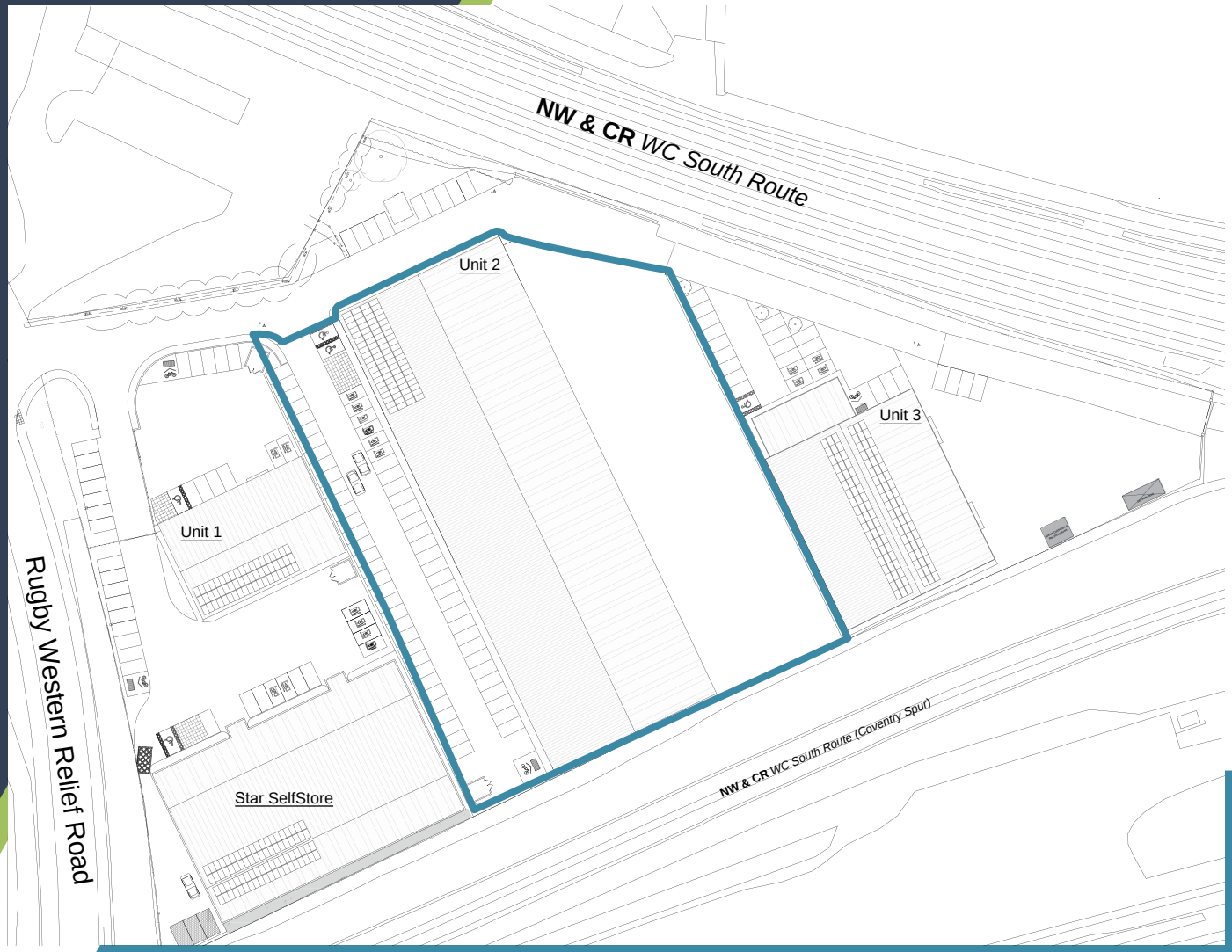








UNIT 2



Detached Warehouse / Industrial Unit

Large, Self Contained, Fenced Yard Area

25M

Excellent Yard Depth of 25m

70 Car Parking Spaces

Including 6 EV Charging Points

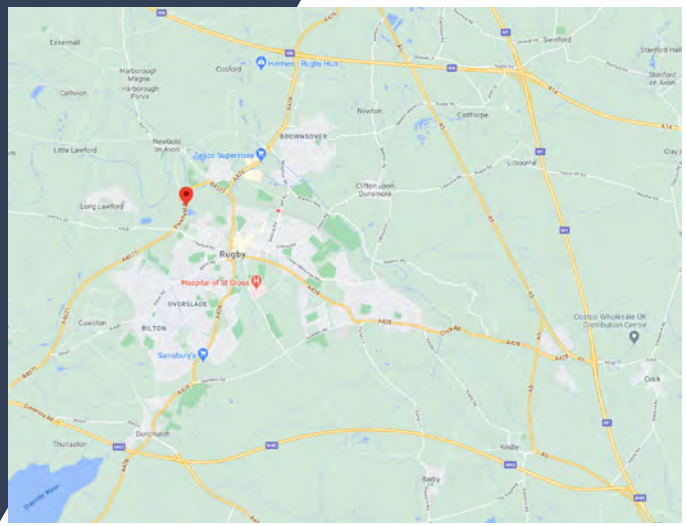
Additional Parking Potential in the Yard

UNIT 2	SQ/FT	SQ/M
Warehouse	30,889	2,870
Office & Ancillary	8,134	756
TOTAL	**39,024**	**3,625**

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CLICK MAP TO VIEW





LOCATION

Rugby is a rapidly expanding town situated in the centre of the UK's motorway network, with easy access to the M1 and M6, as well as the A5 and A14. Parkfield Business Park is located on the Western Relief Road (A4071), north west of Rugby town centre. J1/M6 is approx. 3 miles and M40 is approx. 4.5 miles. The property also offers easy access to the town centre (1 mile) and Rugby rail station (2 miles), and benefits form the new Rugby Self Store, located at the front of the estate.

SPECIFICATION

- Brand New Cladding
- New Double Glazed Windows
- 8.9m Eaves Height
- Large Secure Yard Areas
- Ground Level Loading
- New LED Lighting
- New Office Finishes
- New Kitchen and WC Facilities
- Passenger Lift
- Three Phase Electricity
- Generous on Site Car Parking
- Solar PV Panels

TERMS

An assignment of the existing lease, or alternatively a new lease could be negotiated subject to terms. Contact the agents for further details.

BUSINESS RATES

The property has a Rateable Value of £115,000.
Please rely on your own enquiries with the Local Authority as to the actual rates payable.

SERVICE CHARGE

There will be a service charge to deal with the right of access and any common areas of the estate.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party meet their own legal and professional costs.

EPC

EPC 'A' rating.

CONTACT

For further information or to arrange a viewing, please contact:

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