/INDURENT



Industrial

UNIT 23 | WEBB ELLIS BUSINESS PARK

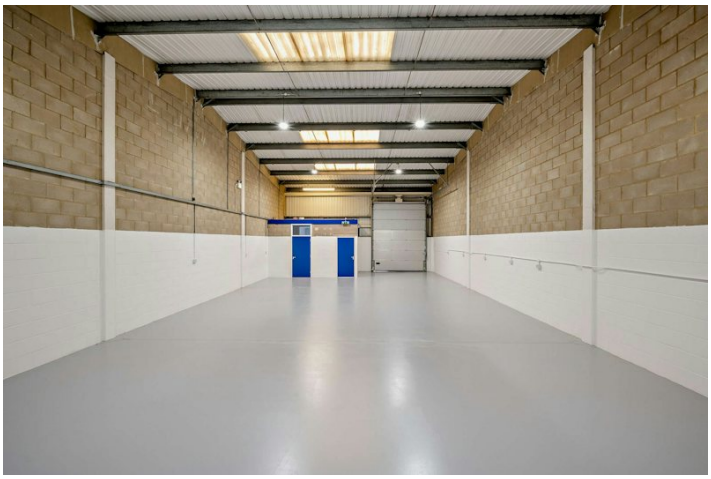
Woodside Park, Rugby, CV21 2NP

UNIT 23 | 1,876 SQ FT

Industrial Unit

Unit 23 comprises 1876sqft of modern industrial accommodation, suitable for a range of industrial, storage or logistics uses. The unit benefits from steel portal frame construction, roller shutter loading, LED lighting, WC and kitchenette facilities, and dedicated loading and parking provision. The internal layout offers efficient warehouse space with eaves heights of up to 5.8 m, with selected ancillary office accommodation where applicable.
Located at Webb Ellis Business Park, the unit enjoys a highly accessible position just 5 minutes from Junction 1 of the M6, with immediate access to the wider motorway network and Rugby train station adjacent to the estate, providing fast rail connections to London.
Service charges for this unit are to be confirmed.

Lease Type	New



Unit Summary

- Premier Industrial Location
- Close to Transport
- Electric Roller Shutter Door
- 3 Phase Power
- Car Parking
- WC Facilities

View Floor Plans

£

	Per Annum	Per Sq Ft
Rent	£22,512.00	£12.00
Rates	£6,611.75	£3.52
Service Charge	£1,311.92	£0.70
Insurance	£375.20	£0.20
Total Cost	£32,312.95	£17.22

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100109

+44(0) 808 169 7554

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Location

Located in Rugby, just 2 miles from Junction 1 of the M6, Webb Ellis Business Park benefits from excellent access to the Midlands motorway network and national distribution routes.

Road
M6: 2 miles

Airport
Birmingham Airport: 25 miles

Rail
Rugby Station: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (62)

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