

RUGBY/98



98,064 sq ft
Refurbished Industrial/Warehouse Unit
TO LET

Cosford Lane, Swift Valley, Rugby CV21 1QN

///dine.chats.trees

Overview

Located in a prime logistics location in the heart of the Golden Triangle, Rugby98 offers a strategically located facility with immediate access to national motorway network.

The unit offers a modern HQ style logistics premises with excellent connectivity for logistics and manufacturing operations.

Specification



11 Dock Level Loading Doors



3 Level Access Doors



45m Deep Secure Yard



10% Roof Lights



LED Warehouse Lighting



Extensive PV Installation



7.5m - 13.1m Eaves Heights



Two Storey HQ Style Offices



Floor loading 50kN/m²



131 Car Parking Spaces



HGV Parking



275.KVA Power Supply
(with ability to upgrade - subject to costs)

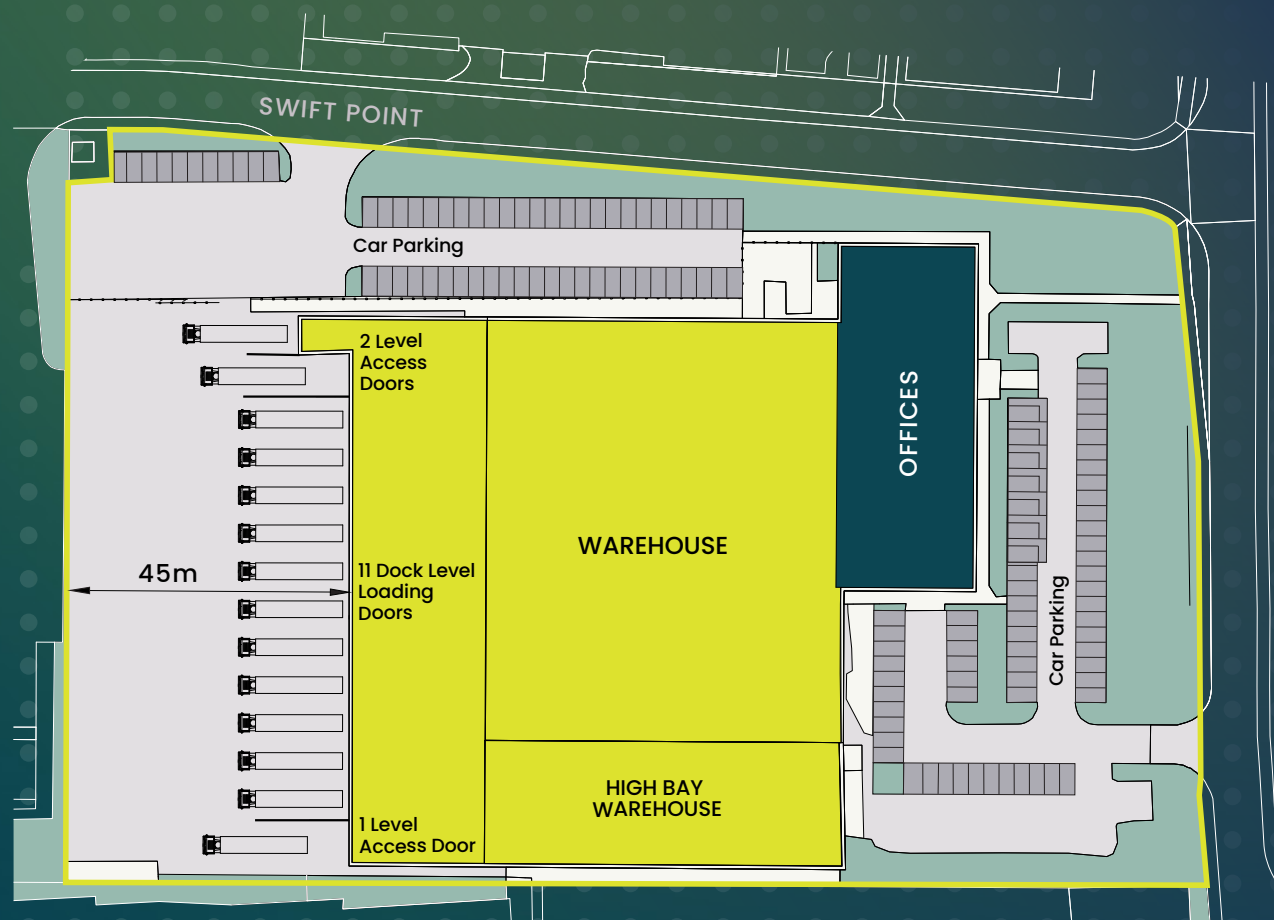


24/7 Operation

The property benefits from extensive roof solar installation, which generates a potentially c.£20,000 per annum* saving.

Accommodation

Floor Area	Sq M	Sq Ft
Warehouse	6,740	72,551
Ground Floor Offices	559	6,017
Staff Welfare/Canteen & Reception	631	6,792
First Floor Offices	1,180	12,704
TOTAL	9,110	98,064



* c.£20,000 saving based on the full capacity of 237,000 kwh and an 80% optimisation at a 10p kwh discount agreed within a PPA



Terms

The property is available on a leasehold basis, on new lease terms to be agreed. Please contact the appointed agents for further information on availability.

Anti Money Laundering

All parties will be required to provide information to undertake checks to comply with the AML regulations.

Business Rates

We understand that the property has a Rateable Value of £665,000 as listed on the Valuation Office Agency website.

The property may be liable for re-assessment by the Valuation Office Agency. All parties are advised to make their own enquiries regarding this.

VAT

VAT will be chargeable at the current rate.

EPC

The property has an EPC rating of B(30).

Services

We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services.

Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.



5 min drive to
Junction 1 M6



30 min drive to
Birmingham
Airport



15 mins to Daventry
International Rail
Freight Terminal

Location

Rugby is a leading industrial location within the UK given its strong transport links and access to the wider Midlands motorway network via the M6.

Swift Valley is located 2 miles north of Rugby town centre and within easy walking distance of the local amenities at Elliot's Field and Junction One Retail Park. Local occupiers include DHL, Amazon, EVRI and NHS.

Drive times

M6 J1	5 mins	2 miles
M1/A14	10 mins	5 miles
Rugby	8 mins	2 miles
Coventry	28 mins	12 miles
Leicester	44 mins	26 miles
Birmingham	41 mins	33 miles
London	117 mins	27 miles

What Three Words: ///dine.chats.trees

Sat Nav: CV21 1QN

Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. SUBJECT TO CONTRACT. Designed and produced by Barques. www.barques.co.uk. June 2026

RUGBY98
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Contact

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arrange a viewing contact:

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