

TO LET

Unit 1, Laughing Dog Industrial Estate, London Road, Dunchurch, Rugby CV23 9LP

Asking Rent - £18,500 Per Annum Exclusive

- Warehouse / Industrial Unit
- Private Estate Adjoining Junction 1 of the M45
- Roller Shutter Loading Door (4.4m H x 4.9m W)
- Ground Floor GIA: 214.2 sq m (2306 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455.**

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

George & company
chartered surveyors

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Location
The Laughing Dog Industrial Estate is situated on the southbound carriageway of the A45 London Road, adjoining Junction 1 of the M45 motorway.
The estate is approximately 2 miles from Dunchurch and 6 miles from Rugby. The M45 provides access to the M1 southbound at Junction 17.

Description
The property comprises an industrial unit of steel portal frame construction with blockwork lower walls, profiled metal cladding and a pitched roof incorporating translucent rooflights with an eaves height of c5.2m with an apex height of c6.2m.

A roller shutter door opens onto the front-loading area. There is a fenced gravel parking area to the side, with allocation to be agreed.

Accommodation
The warehouse incorporates a showroom formed from three steel containers welded together, with a boarded storage platform above. There is an office, kitchen and WC to the rear.

The accommodation briefly comprises (GIA):-

Warehouse & showroom:	153.7 sq m	(1654 sq ft)
Office:	8.4 sq m	(91 sq ft)
Kitchen and WC:	9.6 sq m	(103 sq ft)
Storage Platform:	42.5 sq m	(458 sq ft)

Business Rates
The rateable value in the 2026 Rating List is £11,750. The car park is separately assessed at £500.

Services
We have been advised that mains water, electricity and drainage services are connected to the property.

Tenure
The property is available on a new lease on terms to be agreed at a commencing rent of £18,500 per annum exclusive.

Energy Performance Certificate
The property has an energy efficiency rating of 108 (E). The certificate is valid until 10 December 2033.

Planning
A specialist mixed use (sui generis) was approved under reference R16/1317.

The site has historically been used as B2 Industrial Use Interested parties should make their own enquiries of Rugby Borough Council regarding their proposed use.

Service & Estate Charges
Further details are available on request.

Legal Costs
Each party will be responsible for their own legal costs in the transaction.

VAT
The property is elected for VAT and VAT will be charged on the rent at the prevailing rate.

Viewing
Strictly and only by prior arrangement through the sole agents:

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62 Regent Street
Rugby CV21 2PS

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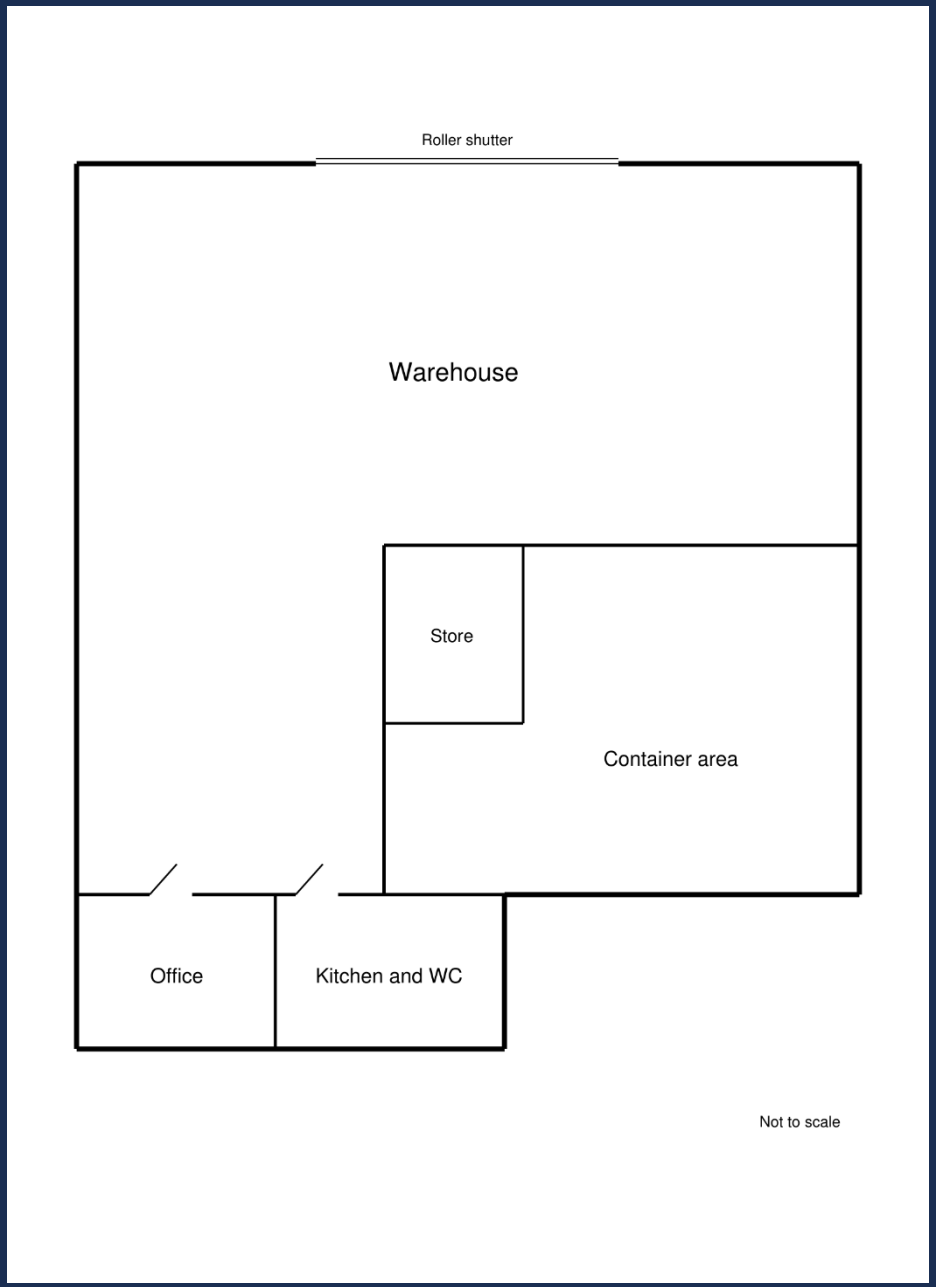


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Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Indicative Floor Plan

This floor plan is for guidance only and gives an indication of the property's layout. It is not to scale and should not be relied upon for any other purpose.



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