



TO LET

6 Paynes Lane, Rugby, CV21 2UH

Rent: £45,000 per annum exclusive

- Warehouse / Industrial Unit
- Yard and Onsite Parking
- B2 General Industrial Use
- GIA: 922.33 sq m (9,928 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


RICSTM
Regulated by RICS

Location

The property is located at the entrance to Paynes Lane, with return frontage to the A428 Lawford Road and approximately ¾ mile to the east of Rugby town centre. Access to Paynes Lane has been greatly improved with the development of the Western Relief Road providing a link to the north of the town with for the M6/M1/A14 and to the south of the town for the A45/M1/M45

Description

A 1960's detached warehouse / industrial unit with extended annex and fronting office block. Eaves of 3.21m dropping to 2.52m in the annex. There is also a mezzanine running the length of the building.

Externally there is car parking to the front of the offices with a loading yard to the side. The site has an area of 0.46 acres

Accommodation

The accommodation briefly comprises: -

Warehouse	735.60 sq. m	7,918 sq ft
Offices & Welfare	186.68 sq m	2,010 sq ft
Mezzanine	227.60 sq.m	2,450 sq ft

Services

We understand that all mains services are connected to the premises or are available close by.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Energy Performance Certificate

The property has an energy rating of 72(C)

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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.

Business Rates

The rateable value in the 2015 Rating List is £40,750 and the rates payable for the period 1st April 2021 to 31st March 2022 are £20,334.25.

Planning

We understand that the premises have planning permission for B2 General Industrial use, although the building has been used as an auction house for a number of years.

Tenure

Available by way of a new full repairing and insuring lease, on terms to be agreed at a commencing rent of £45,000 per annum exclusive.

Legal Costs

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

Value Added Tax

A right is reserved to charge VAT on the rent at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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