



TO LET

Hadrians Way, Glebe Farm Industrial Estate, RUGBY, CV21 1ST

Rent: £67,000 per annum exclusive

- Industrial Unit
- Main Estate location
- Large service yard
- GIA: 850.06 sq m [9,150 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

Hadrians Way is a cul-de-sac located on the established Glebe Farm Industrial Estate in Rugby; approximately 1 mile south of Junction 1 of the M6 motorway and 0.5 miles north of Rugby town centre.

Description

The property is an end of terrace multi-use industrial unit of steel portal frame construction with part brick faced outer walls and the remainder clad with steel profile sheeting with matching steel profile sheet insulated roof and skylights. The unit also benefits from the following:

- 2 x roller shutter doors - 4.50 m height
- Ground and first floor office accommodation
- Mezzanine storage
- 6.30m eaves height
- Large service yard

Accommodation

The accommodation briefly comprises:-

GIA 850.06 sq m 9,150 sq ft

Comprising of:

Warehouse

Offices

Welfare facilities

Mezzanine 247.96 sq m 2,669 sq ft

Service Yard 650 sq m 7,000 sq ft

Services

We understand that all mains services are connected to the premises.

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.

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.

Energy Performance Certificate

An EPC has been requested and will be available on completion of a new lease.

Business Rates

The rateable value in the 2017 Rating List is £53,000 and the rates payable for the year 2022/23 are £27,136

Planning

We understand that the premises have planning permission for Class B Use.

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £67,000 per annum exclusive.

Legal Costs

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

Value Added Tax

VAT will be charge on the rent at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

62 Regent Street
Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

