



TO LET

3 Sparta Close, Rugby CV21 1PS

Rent: £32,500 per annum exclusive

- Industrial / Distribution Unit
- Secure Estate Location
- Class B use
- GIA: 398.66q m (4,291 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

Sparta Close is a no through road, forming part of the greater Glebe Farm Industrial Estate, Rugby. Located off Consul Road, which in turn is off the A426 Leicester Road approximately half a mile north of Rugby town centre and one mile south of Junction 1 of the M6 motorway.

Description

Comprising a middle unit in a terrace of industrial buildings, the property is of steel portal frame construction with part brick part cladding walls with the with matching profile sheet insulated roof and skylights

The unit benefits from the following:

- Ground and first floor office accommodation
- Roller shutter door - c4.30m clearance
- Ground and first floor office accommodation
- Mezzanine storage
- c5.2m clear span eaves height
- Parking for 4 vehicles

Accommodation

The accommodation comprises:-

Gross internal area including ground floor office, first floor office and WC

398.66 sq m (4,291 sq ft)

Mezzanine:

66.39 sq m (715 sq ft)

Services

We understand that mains gas, electric, water and drainage 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

The energy efficiency rating is 107(E). A copy of the certificate and recommendation report is available on request.

Business Rates

The rateable value in the 2023 Rating List is £36,500 and the rates payable for the year 2024/25 are £18,213.50

Planning

We understand that the premises has 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 £32,500 per annum exclusive.

Legal Costs

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

Value Added Tax

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

Viewing

Strictly and only by prior arrangement through the sole agents:

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