



# TO LET

**Unit 5, Hadrians Way, Rugby CV21 1ST**  
**Rent: £22,000 per annum exclusive**

- Warehouse / Industrial unit
- 8 Parking spaces
- B2 General Industrial
- GIA: 240.99 sq m (2,594 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](mailto:agency@georgeandcompany.co.uk)

**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
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 mid-terrace multi-use industrial unit, constructed mainly of brick and block, with part block and insulating panels to the rear elevation, all under a insulated panel pitched roof. The unit also benefits from the following:

- Roller shutter door - c4.50 m height
- c6 m eaves height
- Ground and first floor mezzanine offices
- Service yard and parking for 8 vehicles

## Accommodation

The accommodation briefly comprises:-  
GIA: 240.99 sq m (2,594 sq ft)  
plus mezzanine office

## Services

We understand that all mains electricity, water and drainage services are connected to the premises.

*Interested parties are advised to make their own enquiries as to their condition.*

## Energy Performance Certificate

The energy efficiency rating is 121(E). A copy of the report is available on request.

## Business Rates

The rateable value in the 2023 Rating List is £13,250 and the rates payable for the year 2023/24 are £6,611.75.

## Planning

We understand that the premises have planning permission for Class B2 general industrial use.

## Tenure

Available to let by way of a new equivalent full repairing and insuring lease for a term of years to be agreed at a commencing rent of £22,000 pa.

## Legal Costs

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

## VAT

The property is elected for Tax and VAT will be charged 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](mailto:agency@georgeandcompany.co.uk)

