

TO LET

UNIT 1

ic
CENTRE

SWIFT VALLEY

RUGBY

CV21 1TW

///worry.pints.design



MODERN INDUSTRIAL WAREHOUSE UNIT 31,408 SQ FT (2,917.9 SQ M)



8m Eaves
Height



Solid Concrete
Warehouse Floor



3 Loading
Doors



Large Forecourt
Loading and
Parking Area



First Floor
Offices



Carpeted Offices with
Suspended Ceilings &
Inset Lighting



Ground floor
Reception



Kitchen and
Breakout Facilities



Male &
Female WC
Facilities

LOCATION

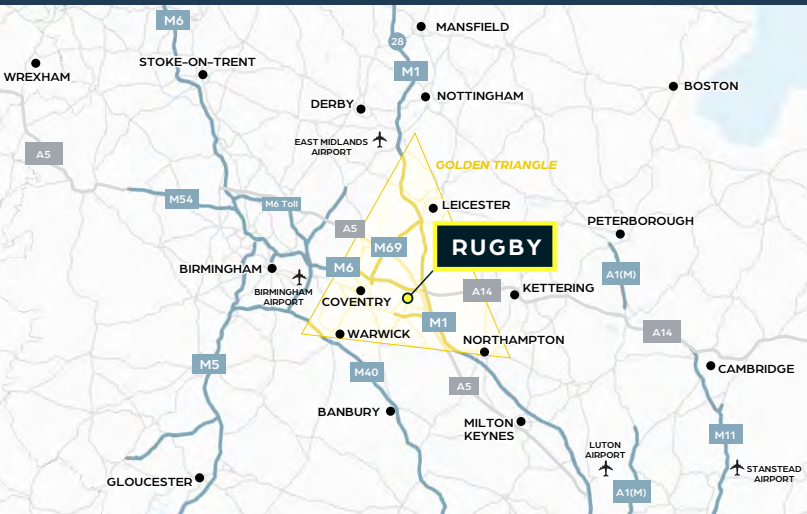
The property is situated at Swift Valley, Rugby, a prime industrial and distribution location within the heart of the UK's Golden Triangle.

Access to Junction 1 of the M6 is approximately 2 miles to the north, providing excellent connectivity to the regional and national motorway network.

Swift Valley lies approximately 2 miles north of Rugby town centre and within easy walking distance of Elliott's Field Retail Park and Junction One Retail Park.

Major occupiers within Swift Valley include: **Amazon, DHL, Evri, Britvic and Coates.**

Rugby railway station is on the West Coast Main Line, providing direct services to London Euston in approximately 54 minutes and Birmingham New Street in approximately 39 minutes.



Prime distribution location



M6 J1 - 2 miles



In the heart of the UK's Golden Triangle

TRAVEL

Destination	Distance	Drive Time
M6 Junction 1	2 miles	4 mins
M1 Junction 19	6 miles	10 mins
M45	7 miles	12 mins
A14 (Catthorpe Interchange)	8 miles	12 mins
Rugby Town Centre	2 miles	8 mins
Birmingham	33 miles	40 mins
London	88 miles	1 hr 45 mins
East Midlands Airport	39 miles	45 mins
Birmingham Airport	30 miles	35 mins
London Heathrow Airport	80 miles	1 hr 10 mins

ACCOMMODATION

Warehouse*	29,184 sq ft	2,711.3 sq m
First Floor Offices	2,224 sq ft	206.6 sq m
Total	31,408 sq ft	2,917.9 sq m

*Including reception and WC facilities.





Steel frame
construction



Insulated metal sheet
roof with inset roof lights



Insulated metal
clad elevations



TERMS

A new lease is available on terms to be agreed. Further information is available upon application.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

The property has a current Rateable Value of £232,000.

Interested parties are advised to make their own enquiries with Rugby Borough Council to confirm the rates payable.

EPC

EPC Rating: C

VAT

VAT will be payable where applicable.

CONTACT

Further details on these and many other available properties please contact:



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