

Available Q1 2026

Industrial / Warehouse Unit To Let Cosford Point

Cosford Lane, Rugby, CV21 1HG



100,178 Sq Ft



6.5 m - 12 m eaves



45 m yard depth



164 car parking spaces



11 docks / 3 level loading doors



**Well connected
Midlands location**

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Location

Rugby is a leading industrial location within the UK given its strong transport links and access to the wider Midlands motorway network via the M6. The unit is situated 2.5 miles north of Rugby town centre and is accessed via the A426 dual carriageway.

Specification

- 6.5 m – 12 m eaves height
- 3 level loading doors
- 11 dock level loading doors
- 25,267 sq ft of offices
- 164 car parking spaces
- Gas fired hot air blowers
- Lighting
- 45 m yard depth

Accommodation

Floor Area	Sq Ft	Sq M
Warehouse	74911	6,960
Ground floor offices	12,725	1,182
First floor offices	12,542	1,165
TOTAL	100,178	9,307

Terms

Upon application

Business Rates

We understand that the property has a Rateable Value of £595,000 as listed on the Valuation Office Agency website. The property may be liable for re-assessment by the Valuation Office Agency. All parties are advised to make their own enquiries regarding this.

VAT

VAT will be chargeable at the current rate.

EPC

The property has an EPC rating of B(30).

Services

We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

Legal Costs

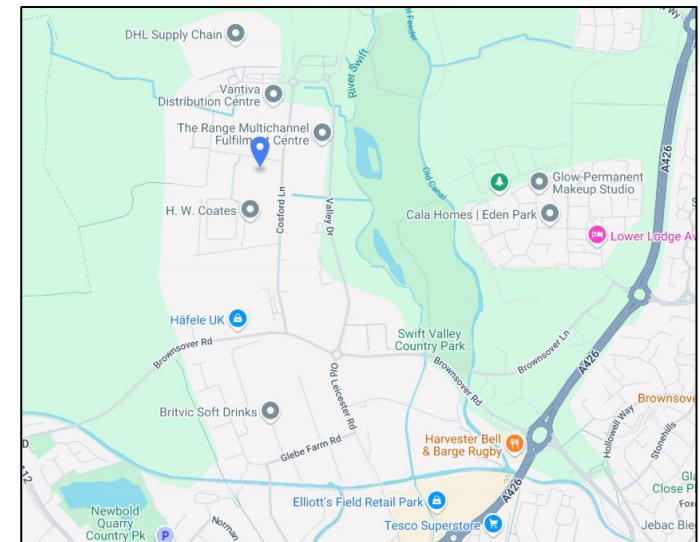
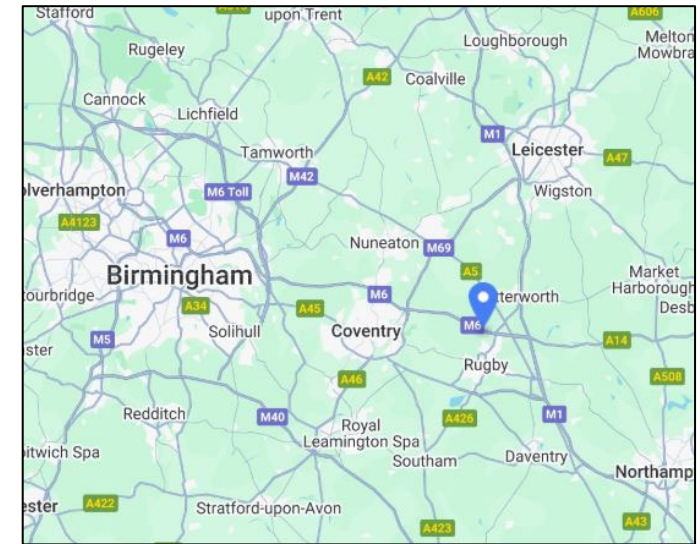
Each party will be responsible for its own legal costs incurred in the transaction.

Viewing

To find out more please contact:

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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