

## TO LET

### SURPLUS WAREHOUSE UNIT WITH OFFICES AND PARKING

Unit 3, Lumonics House, Swift Valley Industrial Estate, Cosford Lane/Valley Drive, RUGBY CV21 1QN



### 12,602 SQ FT (1170.76 SQ M) GIA

- Good access to the M6, M1 and A5
- Opportunity to obtain substantial surplus storage space on flexible terms
- Considerable parking available subject to agreement
- Within a well-managed building on a popular Industrial Estate

## Location

The property is situated in the Warwickshire town of Rugby. The town offers excellent links to the local and national road network and particularly via the M6 (J1) which is approximately 1 mile to the north east.

The property sits on the popular Swift Valley Industrial Estate which includes occupiers such as The Range, Technicolor Distribution Services and Baileigh Industrial.

Specifically the property is located on the plot sitting between Cosford Lane and Valley Drive with access primarily from the latter.

## Description

The demise to be let forms part of the larger Lumonics House complex. In brief, the property is a steel framed industrial premises comprising open plan warehousing with a full height loading bay, reception area and office/staff facilities.

Access to the unit is by way of a roller shutter door circa 5.42m wide x 4.58m high. This is accompanied by a pedestrian/fire exit door to the building's side and main reception entrance. The unit benefits from a clear height of 5.2m with a maximum working height of 7.3m.

The property benefits from emergency lighting and alarm systems, fluorescent/halogen lighting, 3 phase power and gas heating.

Externally the unit benefits from parking and use of the adjoining yard area and turning circle.

## Accommodation

	sq m	sq ft
Warehouse	868.27	9,346
Office	302.49	3,256
<b>Total GIA:</b>	<b>1170.76</b>	<b>12,602</b>

## Tenure

Occupation is available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed. Landlord break options will be required.

## Rent

**£69,250 per annum exclusive**

## Service Charge

A Service Charge will be payable to contribute to the upkeep of the common areas of the property together with the costs associated with the communal heating systems and water supplies. Further information available upon request.

## Planning

Permitted use will extend to those falling under the Classes B1 (possibly B2) and B8.

## Business Rates

Warehouse and premises: £63,000

## Energy Rating

E110. EPC available on request.

## Legal Costs

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

## VAT

Holt Commercial understand that VAT will be payable on the rent.

## Viewing

Strictly by appointment with the sole agent:

## HOLT COMMERCIAL

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