

TO LET

A2 SWIFT PARK,
SWIFT VALLEY,
RUGBY,
CV21 1DZ



24,050 SQ FT (2,236 SQ M)

- Modern Industrial / Business Premises
- High Specification Offices
- 2 Ground Level Loading Doors
- Secure Fenced Yard & Large Separate Car Park

VIEWING

For further information, or to arrange a viewing please contact one of our property team, or our appointed agents on the contact details below.

GET IN TOUCH

☎ 0121 228 0000

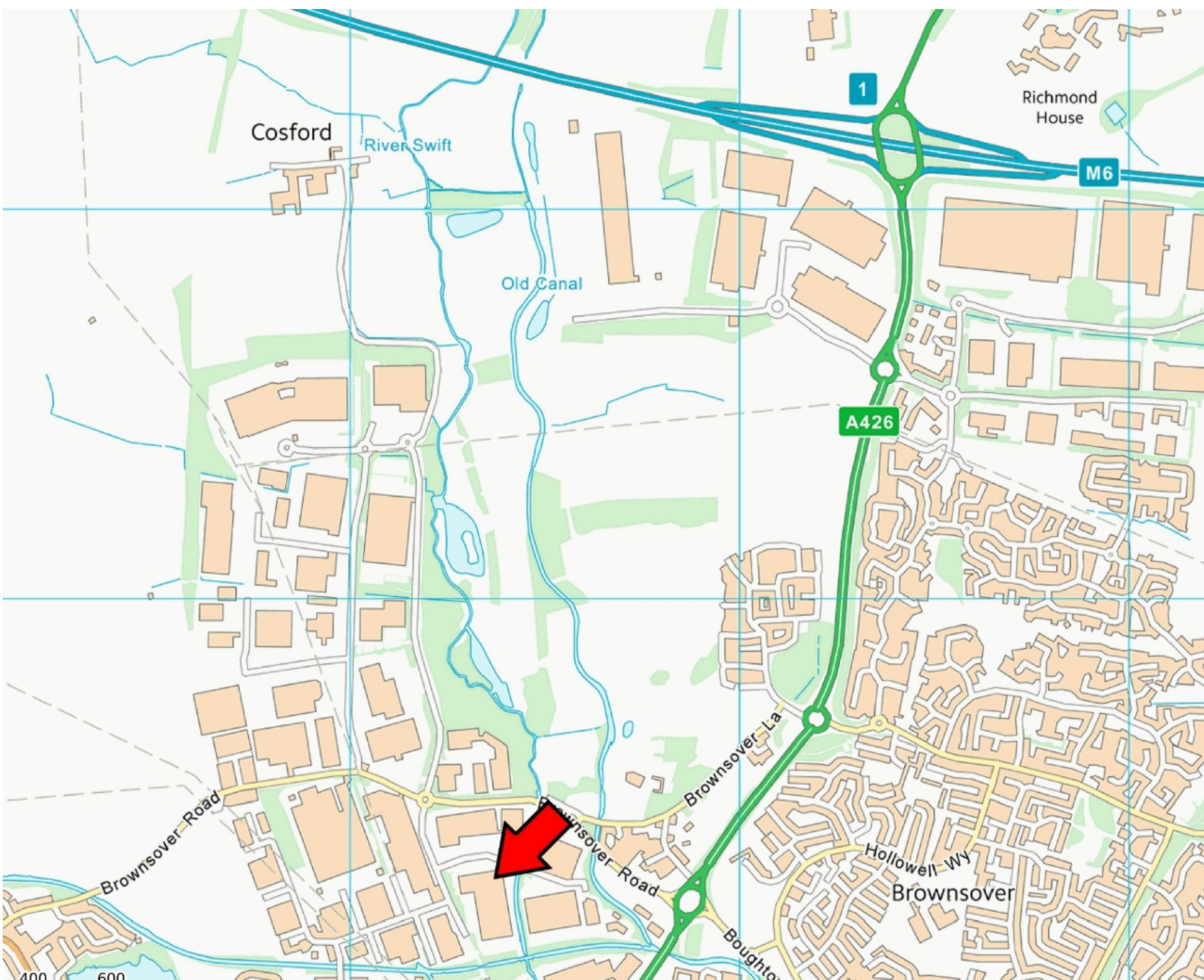
🌐 pallmallestates.co.uk



High value, low cost, flexible business space to let throughout the UK



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THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



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DESCRIPTION

The property is a detached warehouse / industrial unit with high specification two storey offices and staff welfare facilities. Externally the building benefits from a large fenced yard and car parking area that wraps around the property.

LOCATION

Located on Swift Valley, the largest employment area in Rugby, major occupiers include Coates, Britvic, H&L and DHL. The estate is popular due to it's excellent access to J1/M6 which in turn provides access to the UK's national motorway network including M1, M40, M42, M45 and A14. Rugby Railway Station is on the West Coast mainline, with Euston only 54 minutes and Birmingham 39 minutes away.

FEATURES

- Steel frame with metal clad elevations and roof.
- 7.2m eaves height.
- 2 ground level loading doors.
- Mezzanine areas that are suitable for a range of different uses.
- Two storey well appointed offices with carpets, suspended ceilings, recessed lighting and double glazed elevations.
- Ceiling mounted heating and cooling units.
- Mains water, gas, single, three phase electricity.
- Kitchen, WC and shower facilities.
- Passenger lift.
- Secure fenced loading area.
- Large, dedicated car park.

FLOOR AREAS

Approx. Gross Internal Areas:

	Sq ft	Sq m
GF Warehouse, Office & Ancillary:	17,200	1,600
FF Office inc. Extension:	6,250	580
Mezzanine Stores & Ancillary:	600	56
Total	24,050	2,236

LEASE TERMS

The property is available on new lease terms to be negotiated. Please contact Pall Mall or Drake & Partners to discuss further.

TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2014.