

TO LET

SURPLUS WAREHOUSE UNIT WITH OFFICES AND PARKING

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



22,451 SQ FT (2085 SQ M) GIA

- Good access to the M6, M1 and A5
- Opportunity to obtain substantial surplus storage space on flexible terms from Q1 2020
- 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 Junction 1 of the M6 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 storage over ground and mezzanine floors together with a full height loading bay, reception area and office/staff facilities.

Access to the unit is by way of two roller shutter doors, the largest measuring c3.5m wide x 4.5m high. These entrances are accompanied by a pedestrian/fire exit door to the building's side. The unit benefits from a clear height of 3 metres on both the ground and mezzanine floor. The floor loading for the mezzanine is 350kg/m².

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

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

Accommodation

From our inspection and the measurements taken on site we can confirm that the property has the following Gross Internal floor area:

	sq m	sq ft
Ground Floor Warehouse	894.19	9,625
Ground Floor Loading Bay	293.83	3,163
First Floor Office/Ancillary	56.82	612
First Floor Warehouse	840.88	9,051
Total GIA:	2085.72	22,451

Tenure

Occupation is available by way of a new FRI lease for a term of years to be agreed.

Rent

£85,000 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.

Important Notice:

Holt Commercial Limited for themselves 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 lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Planning

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

Energy Rating

E110. A copy of the certificate is available on request.

Business Rating

Workshop and premises: £83,500.

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.

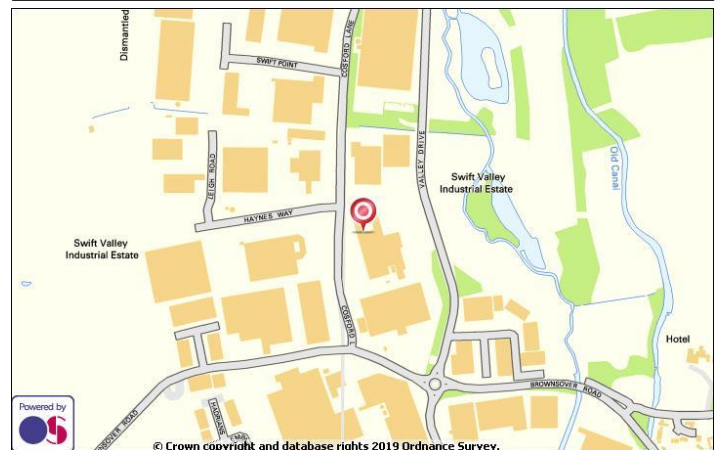
Further Information and Viewing

Strictly by appointment with the sole agent:

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