

UNIT 9

# NYFIELD BUSINESS PARK

LAWFORD ROAD | RUGBY | CV21 2UX

UNDERGOING REFURBISHMENT



A DEVELOPMENT BY:

NYFIELD  
PROPERTY | DEVELOPMENT

**FLEXIBLE LEASE TERMS  
AT COMPETITIVE RENTS**

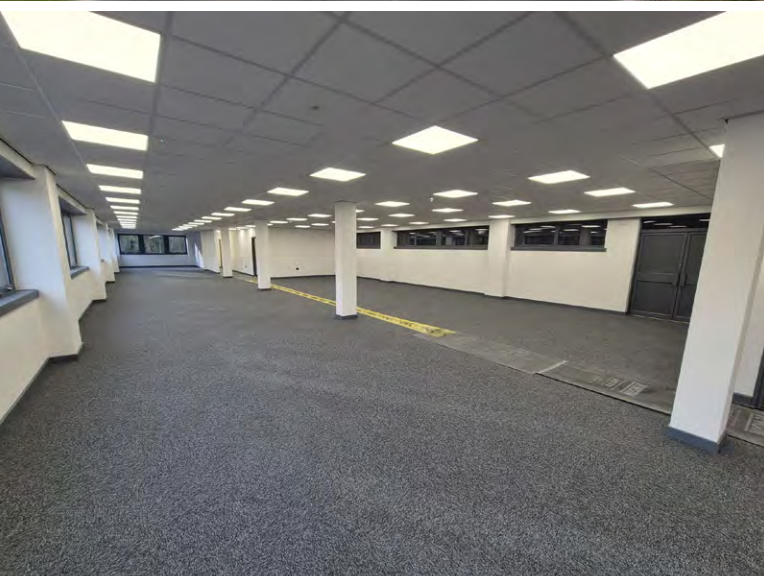
# TO LET

## 74,445 - 84,367

SQ FT GIA

**HIGH BAY UNIT  
UNDERGOING  
EXTENSIVE  
REFURBISHMENT**

**DUAL YARDS | 6 LEVEL ACCESS LOADING DOORS | CLEAR INTERNAL HEIGHT 12.4M  
GENEROUS PARKING | EXCELLENT ACCESSIBILITY | QUALITY HQ OFFICES**



Indicative AI image to guide post refurbishment condition.

## ACCOMMODATION

The building offers the following Gross Internal Areas, with the upper floor office parts able to be mothballed or refurbished to suit.

Option 1	Sq m	Sq ft
Warehouse	6,455	69,484
GF Office & Anc.	470	4,961
<b>Total</b>	<b>6,925</b>	<b>74,445</b>

Option 2	Sq m	Sq ft
Warehouse	6,455	69,484
GF & 1st Floor Office & Anc.	940	9,922
<b>Total</b>	<b>7,395</b>	<b>79,406</b>

Option 3	Sq m	Sq ft
Warehouse	6,455	69,484
GF, 1st & 2nd Floor Office & Anc.	1,410	14,883
<b>Total</b>	<b>7,865</b>	<b>84,367</b>



## THE DEVELOPMENT

Nyfield developed the brand new estate in 2019, providing the best new multi let industrial development in Rugby and is adjacent to their former HQ. The development comprised a total of circa 85,500 sq ft GIA across 10 units and provides high spec, energy efficient units including solar energy.

The new development now provides an attractive and prominent entrance road through to Unit 9 Nyfield Business Park, which is a pre-existing warehouse/industrial building that is now part of the same estate.

The refurbished unit is the final unit on the estate which houses occupiers including:



The wider scheme provides modern units of various sizes, and which form an attractive entrance route along the estates trunk road.





A DEVELOPMENT BY:



## SPECIFICATION

The latest availability provides approximately 84,367 sq ft of high bay factory / warehouse accommodation which sits adjacent to the new build scheme constructed in recent years.

The extensively refurbished building will provide:



High bay steel frame construction



Secure self contained site



Clear internal height: 12.4m



HQ style office accommodation



Dual yards with loading from two elevations



Green areas for staff welfare



6 level access loading doors



250KVA (with potential for more)



Generous car parking



13,368 pallet locations based on 2.2m aisles

## RUNNING COSTS

All running costs, such as (but not limited to) business rates, service charge, utilities, insurance and other costs will be the responsibility of the occupier. Further details can be provided.

## VAT

VAT is payable.

## EPC

To be reassessed following the completion of the refurbishment.

## TERMS

The unit is available on competitive lease terms to be agreed.

Contact the agents for further details.

## VIEWING

For viewing and further information please contact:



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