

# TO LET – UNDER CONSTRUCTION

**DRAKE & PARTNERS**  
**01604 620616**  
www.drakeandpartners.co.uk

**UNIT 1 PARKFIELD BUSINESS PARK,  
PARKFIELD ROAD, RUGBY, CV21 1QJ**



**BRAND NEW WAREHOUSE / INDUSTRIAL / TRADE COUNTER UNIT  
TO BE COMPLETED SEPTEMBER 2024  
EXCELLENT MAIN ROAD PROMINENCE ON MODERN ESTATE  
6,500 SQ FT (604 SQ M) – TO BE VERIFIED ON COMPLETION**

Commercial  
**property**  
advisors

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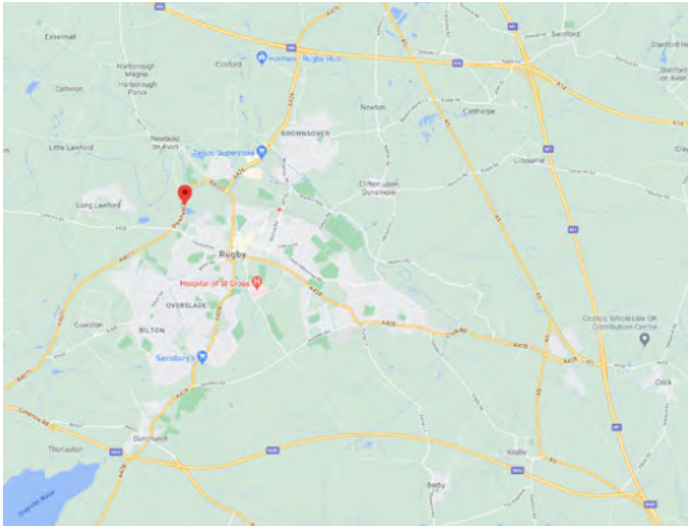
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## LOCATION

Rugby is a rapidly expanding town situated in the centre of the UK's motorway network, with easy access to the M1 and M6, as well as the A5 and A14.

Parkfield Business Park is located on the Western Relief Road (A4071), northwest of Rugby town centre. J1/M6 is approx. 3 miles and M40 is approx. 4.5 miles. The property also offers easy access to the town centre (1 mile) and Rugby rail station (2 miles), and benefits from the new Star Selfstore, located at the front of the estate.

## ACCOMMODATION

	SQ FT	SQ M
<b>TOTAL GIA:</b>	<b>6,500</b>	<b>604</b>

Floor areas to be verified on completion of construction.

## SPECIFICATION

- Brand new grade A unit.
- Steel frame construction.
- Metal clad elevations.
- Metal clad roof with inset roof lights.
- 1 x ground level loading door.
- 6.5m eaves height.
- Full height, double glazed personal entrance.
- Trade counter / office area.
- Dedicated on site car parking.
- Secure fenced yard area.
- Solar panels providing a 40KW supply will also be fitted.

## SERVICES

Mains water, drainage and single and three phase electricity, are connected to the property. Drake & Partners have not tested these services and occupiers are advised to make their own enquiries in this regard.

## ASKING TERMS

The property is available TO LET, at a guide price of £78,000 per annum.

## BUSINESS RATES

To be assessed on completion.

## SERVICE CHARGE

There is an adhoc estate charge towards the maintenance and upkeep of the shared roads and landscaping on the estate. Details can be provided.

## VAT

Figures quoted are exclusive of VAT unless stated otherwise.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## ANTI MONEY LAUNDERING

Where required, prospective purchasers/tenants will be required to provide anti money laundering information.

## EPC

A valid EPC will be provided on completion. Draft Rating A.

## CONTACT

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