

# EUROPARK

A5 WATLING STREET | RUGBY | CV23 0AL

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AVAILABLE  
APRIL  
2026

## UNIT 3

### TO LET 5,924 SQ FT (550.4 SQ M) MODERN INDUSTRIAL/ WAREHOUSE UNIT

- MODERN WAREHOUSE UNIT WITH GOOD QUALITY INTEGRAL OFFICES
- BLOCKED PAVIOUR, ALLOCATED PARKING AND UNLOADING AREAS
- INTERNAL EAVES HEIGHT OF 6M
- ELECTRICALLY OPERATED ROLLER SHUTTER DOOR

Warehouse	4,510 sq ft	419.0 sq m
Ground floor office	707 sq ft	65.7 sq m
First floor office	707 sq ft	65.7 sq m
<b>TOTAL (GIA)</b>	<b>5,924 sq ft</b>	<b>550.4 sq m</b>

#### EPC

The building has an energy rating of B 35.

#### SERVICE CHARGE

An estate service charge is payable towards the up keep of the estate and common areas.

#### BUSINESS RATES

The current rateable value is £37,250. For further information please contact Rugby Borough Council (Tel 01788 554455).

#### TERMS

The property is available immediately on a new FRI lease with terms available on application from the agents.

#### VIEWING

Please contact the joint agents.



This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 10/25

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