

# OPEN STORAGE OPPORTUNITY

## FOR SALE / MAY LET.

NEWBOLD ROAD / AVON MILL LANE  
RUGBY • CV21 1HF



APPROX BOUNDARIES OF NET USABLE  
AREAS FOR GUIDANCE PURPOSES

- 16.73 Acre Site (10.82 Net Usable)
- Development Potential
- 3 Miles to J1 of the M6 Motorway
- Excellent Open Storage Opportunity
- Rare Existing Salvage Yard Use Permission
- Located Within the 'Golden Triangle'



**FLINT**  
REAL ESTATE



## DESCRIPTION

**Industrial land ideal for IOS and commercial development (stp) located within the Golden Triangle**

- The site extends to circa 16.7 acres in total
- Net usable area circa 10.8 acres
- Surfaced and secure site
- Mix of compact hard standing and concrete surfacing
- Potential to widen access road
- Asset management opportunities
- Boundary secure via mature vegetation and fencing
- Workshop in situ extending to circa 6,000 sq ft - steel portal frame unit with loading doors and mezzanine office.
- Flood lit yard areas
- Ideal for IOS use or development (stp)
- Services connected
- Range of useful temporary cabins and buildings on site
- New access road to be built as part of a road improvement scheme
- Letting of the whole may be considered





## LOCATION

Rugby is strategically located within the Golden Triangle, formed by the M1, M6 and M69 motorways, from which 90% of the UK population can be reached within a 4,5 hour drive.

Rugby is approximately 28 miles east of Birmingham, 22 miles south of Leicester and 21 miles north west of Northampton.

The site is well located on Avon Mill Road, set back off Newbold Road (A426). The site is easily accessible and provides ready access to the wider Rugby area and the regions motorway network. It is approximately 1 mile north of Rugby town centre and only 3 miles south of J1 of the M6 motorway.

Nearby uses include the Severn Trent Water treatment facility to the west boundary, with various other industrial and retail uses nearby, namely the Elliots Field Retail Park and Junction One Retail Park.

Plans are in place for a new bypass as part of the highways Avon Mill & Hutters Lane improvement scheme which has now got DFT approval, once created this will provide an improved access into the site via a new roundabout off Newbold Road.



SAT NAV: CV21 1HF



what3words: COHERENT.MATTER.TRUCK



## AREA

Site area extends to circa 16.72 acres with a net usable area of circa 10.82 acres.

There is a workshop unit of circa 6,000 sq ft.

## PRICING

Available upon application. Please contact the agents. Letting of the whole may be considered.

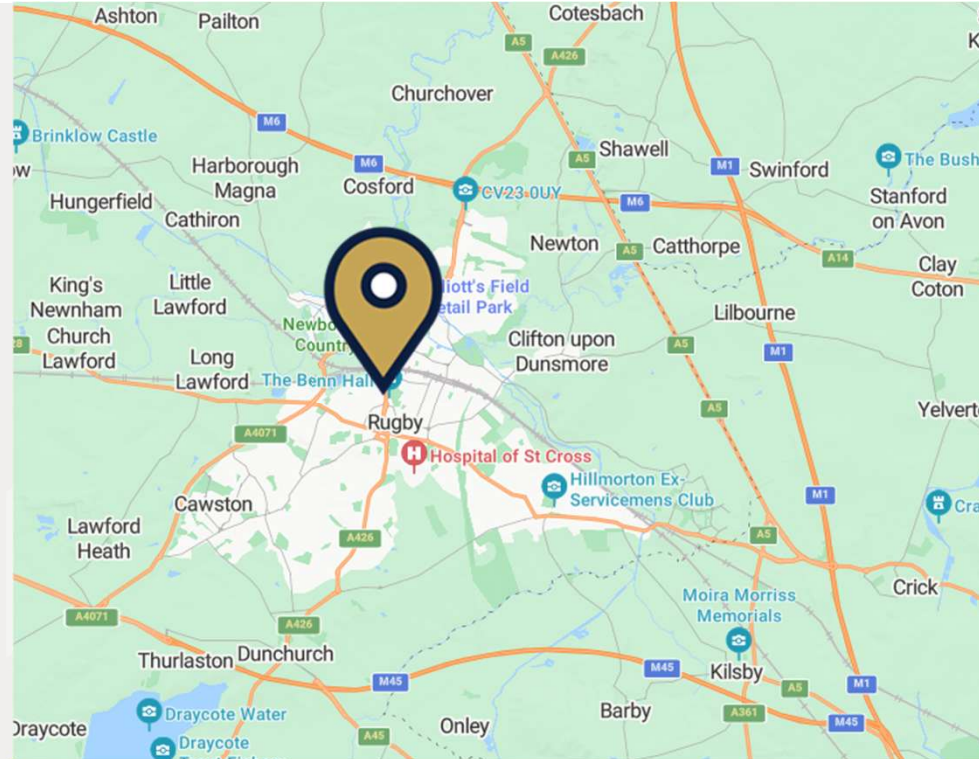
## OPPORTUNITY

We consider this site to be an excellent proposition for Open Storage, with significant value add opportunity by leasing the site as a whole or in part.

## PLANNING

The site has been used as a car salvage and scrap yard for over 20 years combining a workshop and car storage.

There is a workshop on site which is B2/B8 use. We consider the site suitable for B2 and B8 uses stp. Interested parties should make their own enquiries with the local authority.



## VIEWINGS

By appointment with the agents below:

**Ben Flint**

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**Alexandra De Freitas**

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## SERVICES

Mains water and 3 phase electricity are connected.

## VAT

VAT is applicable to the sale.

## TENURE

Freehold with full vacant possession.

## BUSINESS RATES

Rateable value: £277,500.

## AML

Purchasers will have to supply information to comply with Anti Money Laundering Regulations.



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