

FOR SALE / TO LET

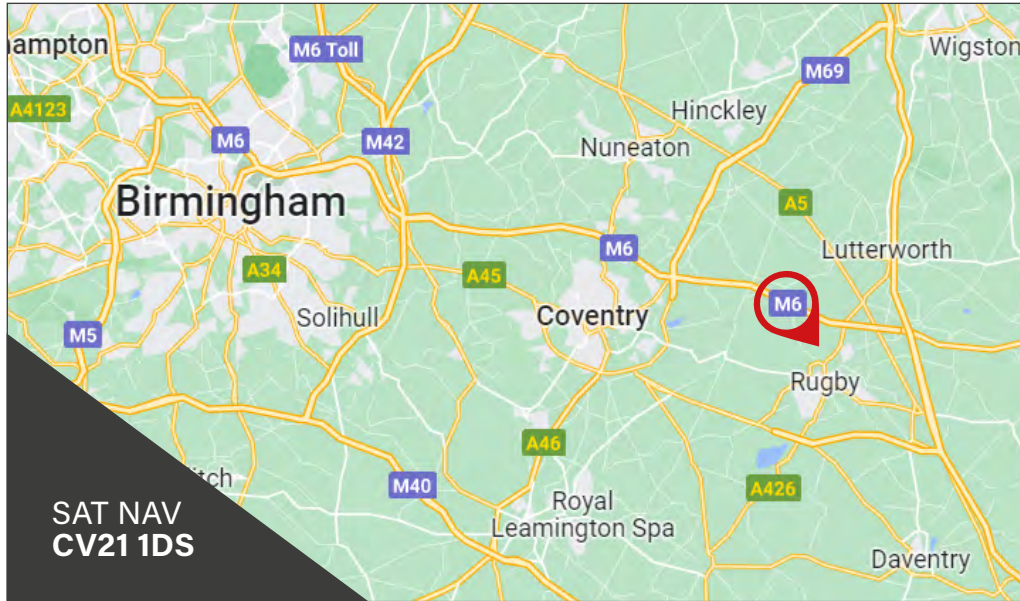
- › Close Proximity to Junction 1 M6
- › Prime Industrial and Logistics Location
- › Private Loading Yard
- › 55 Car Parking Spaces

UNIT 2 LEIGH ROAD

SWIFT VALLEY INDUSTRIAL ESTATE, RUGBY, CV21 1DS

29,027 SQ FT (2,696.70 SQ M)

DETACHED SELF-CONTAINED WAREHOUSE PREMISES



ACCOMMODATION

	SQ FT	SQ M
Ground Floor Office	1,964	182.46
Ground Floor Warehouse	25,099	2,331.77
First Floor Office	1,964	182.46
Total	29,027	2,696.69

PRICE / RENT

On application.

RATEABLE VALUE

Rateable Value - £197,000

Rates Payable 2023/24 - £100,864

VAT

VAT will be charged at the prevailing rate.

LEGAL FEES

Each party to bear their own costs

EPC RATING

C (72)

LOCATION

The premises benefit from excellent transport connections, being located within 2.4 miles of Junction 1 of the M6 motorway, which is directly accessible via the A426 dual carriageway. The M6 motorway connects to Junction 19 of the M1 motorway to the east (3.3 miles) and to the M69 motorway to the west (8 miles).

Rugby's mainline railway station provides direct services to London Euston with a journey time of 51 minutes.

- > **M6 J1** - 2.4 miles
- > **M1 J19** - 3.3 miles
- > **M69** - 8 miles

DESCRIPTION

The premises comprise a detached self-contained steel portal frame warehouse incorporating double storey office accommodation and offering the following specification:

- > 6.1m Eaves Height
- > 2 Level Access Loading Doors
- > LED Lighting to Warehouse
- > Heating to Warehouse
- > 1 x EV Charging Point
- > PV to Roof
- > 53 Car Parking Spaces

THE PREMISES BENEFIT FROM EXCELLENT TRANSPORT CONNECTIONS

FOR VIEWINGS

CONTACT THE AGENTS



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