

COSFORD LANE | SWIFT VALLEY | RUGBY | CV21 1QN

ON THE INSTRUCTIONS OF
 **Rotherhill**

FULLY REFURBISHED
AVAILABLE NOW



TO LET / FOR SALE

HIGH SPECIFICATION WAREHOUSE – 52,499 sq ft (4,877 sq m)

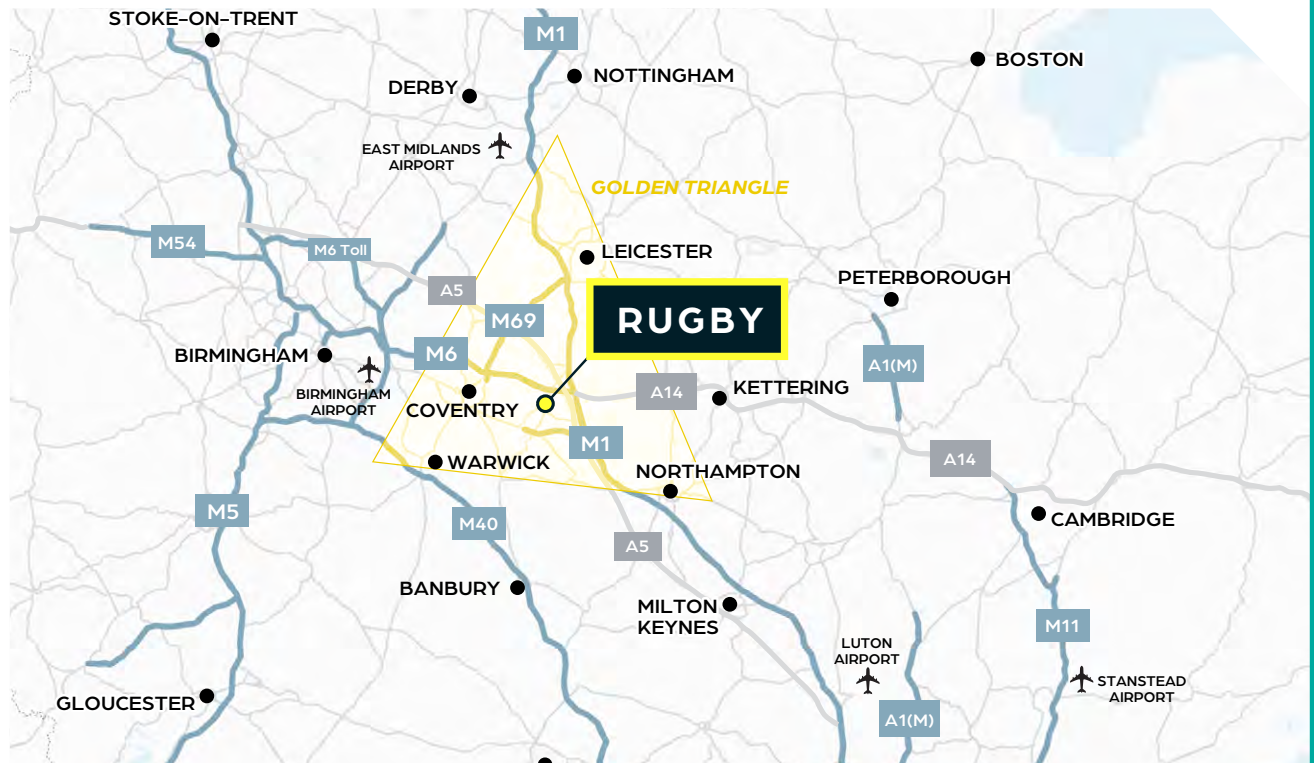
Strategically located at the heart of the 'Golden Triangle' in the Midlands with excellent access to M1/M6

LOCATION

Rugby is a key strategic 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.

The property is situated at Swift Valley Industrial Estate, a prime industrial and distribution location within the heart of the Golden Triangle. Access to Junction 1 of the M6 is 2 miles to the north, providing direct connectivity to the region's motorway network.

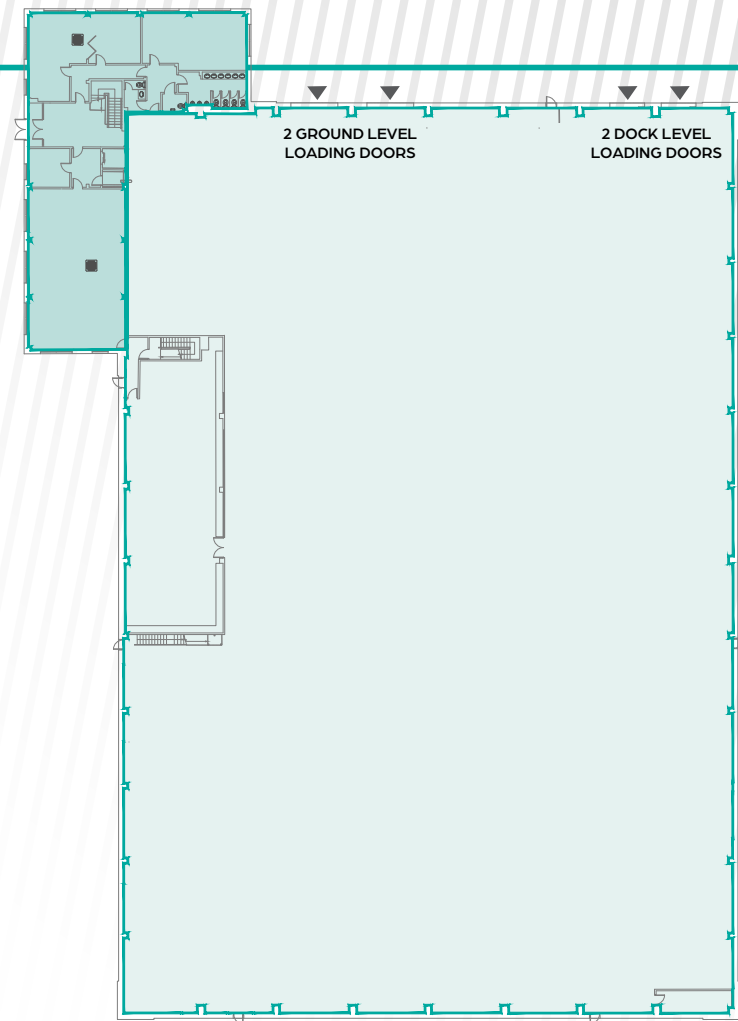
Swift Valley is located 2 miles north of Rugby town centre and within easy walking distance of the local amenities at Elliot's Field and Junction One Retail Park. Local occupiers include DHL, Amazon, EVRI and Britvic.





DRIVE TIMES

ROAD	MINS	AIRPORTS	MINS	RAIL FREIGHT	MINS	PORTS	MINS
M6 J1	5 mins	Coventry	23 mins	Daventry (DIRFT)	14	Avonmouth	124 mins
M1 J19	9 mins	Birmingham	31 mins	Hams Hall Rail Freight Terminal	35	London Gateway	126 mins
M45	13 mins	East Midlands	42 mins	Birch Coppice Rail Freight Terminal	41	Grimsby	138 mins
M42 J7	26 mins	Luton	68 mins	Castle Donington (EMG SRFI)	48	Liverpool	142 mins
M40 J12	37 mins	Heathrow	93 mins			Felixstowe	147 mins



ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse	4,223.34	45,460
Ground Floor Offices	325.12	3,499
First Floor Offices	328.87	3,540
TOTAL GIA	4,877.33	52,499

REFURBISHMENT

The building has been fully refurbished both internally and externally, with a full suit of warranties available covering:

25 year guarantee on the roof product and cut edge treatment, product guarantee on the replacement roof light outer skins and 15 year guarantee on the gutter relining works.

In addition to the above, a full specification of completed works is available on application.

EPC

B36.

SERVICES

We understand mains Water, Gas and Electrics are connected to the building. Occupiers are advised to make their own enquiries in this regard.

TERMS

To Let / For Sale. Guide terms are available on request. Please contact the joint agents for further information.

BUSINESS RATES

The property has a current Rateable Value of £255,000.

SERVICE CHARGE

There is a nominal service charge for the property. Further information available upon request.

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.





2 DOCK LEVEL
LOADING DOORS



8M EAVES
HEIGHT



2 GROUND LEVEL
LOADING DOORS



350KVA OF
POWER



100 CAR PARKING
SPACES



SELF-CONTAINED
LOADING YARD



EPC B36



TWO STOREY OFFICE
ACCOMMODATION



SUSPENDED CEILINGS
AND RECESSED LIGHTING



KITCHEN AND
WC FACILITIES



FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole agents.



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