LOCATION
The property is located on Webb Ellis Business Park in an established commercial location, approximately 1 mile north of Rugby town centre. Junction 1 of the M6 is located 3 miles to the north and provides access to the M42, M1 and M5 national motorway network.

DESCRIPTION
The property benefits from the following specification:

- 2 ground level loading doors
- 5.3m eaves height
- Warehouse lighting
- Fully fitted ground floor office accommodation
- Rear storage and office accommodation
- Staff and Customer WC
- Large service yard
- Secure site

ACCOMMODATION
We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

| Ground Floor Warehouse and Offices | 10,869 sq ft (993.02 sq m) |
| Ancillary Storage                  | 481 sq ft (44.72 sq m)    |
| TOTAL GIA                          | 11,170 sq ft (1,037.74 sq m) |

BUSINESS RATES
Rateable Value (2017): £43,750

TENURE
The property is available on a leasehold basis by way of a sub-lease or assignment. The premises are held on an existing 15 year lease expiring on 4th September 2032, including a tenant only break option on 4th September 2022.

RENT
On application.

EPC
TBC

VAT
VAT will be payable on the transaction.

VIEWING
By appointment only through sole agents, Gerald Eve LLP.

Sam Pearson
Tel. +44 (0)121 616 4840
Mobile +44 (0)7557 587 826
spearson@geraldeve.com

John Sambrooks
Tel. +44 (0)121 616 4841
Mobile +44 (0)7919 624 512
jsambrooks@geraldeve.com

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:

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