

Industrial

UNIT 18 | WEBB ELLIS BUSINESS PARK

Woodside Park, Rugby, CV21 2NP



UNIT 18 | 4,322 SQ FT

Unit 18 comprises 4,322 sq ft of modern industrial accommodation

Unit 18 comprises 4,322 sq ft of modern industrial accommodation, suitable for a range of industrial, storage or logistics uses. The unit benefits from steel portal frame construction, roller shutter loading, LED lighting, WC and kitchenette facilities, and dedicated loading and parking provision. The internal layout offers efficient warehouse space with eaves heights of up to 5.8 m, with selected ancillary office accommodation where applicable. Located at Webb Ellis Business Park, the unit enjoys a highly accessible position just 5 minutes from Junction 1 of the M6, with immediate access to the wider motorway network and Rugby train station adjacent to the estate, providing fast rail connections to London. Service charges and insurance payable for this unit is to be confirmed.



Lease Type

New

Unit Summary

- Steel Portal Frame
- Dedicated Car Parking
- Roller Shutter Door
- Office Accommodation
- LED Lighting
- WC Facilities

Occupational Costs

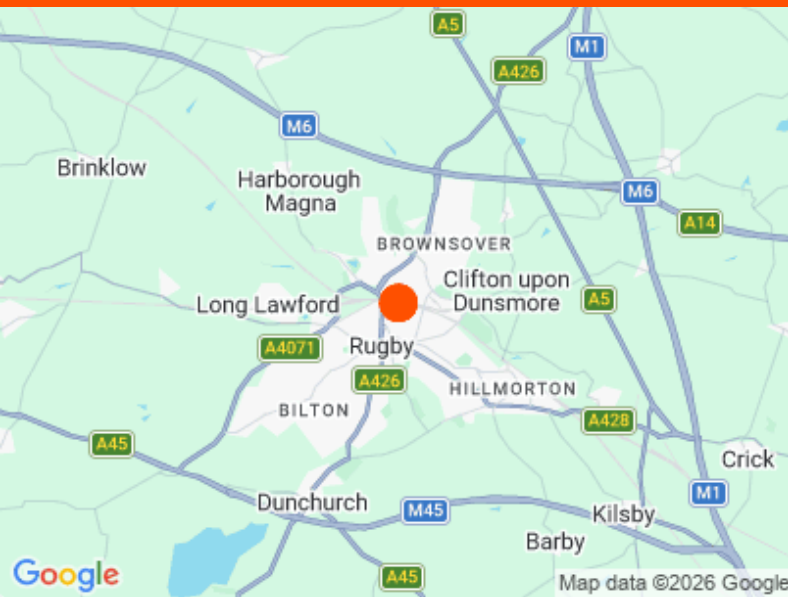
	Per Annum	Per Sq Ft
Rent	£47,499.00	£10.99
Rates	£15,593.75	£3.61
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£63,092.75	£14.60

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Located in Rugby, just 2 miles from Junction 1 of the M6, Webb Ellis Business Park benefits from excellent access to the Midlands motorway network and national distribution routes.



Road
M6: 2 miles



Airport
Birmingham Airport: 25 miles



Rail
Rugby Station: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (67)



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Key Contact



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For more info please visit: unit.info/U6P0100105

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