

For Lease

Light Industrial



**73 Somers Road**

Rugby CV22 7DG

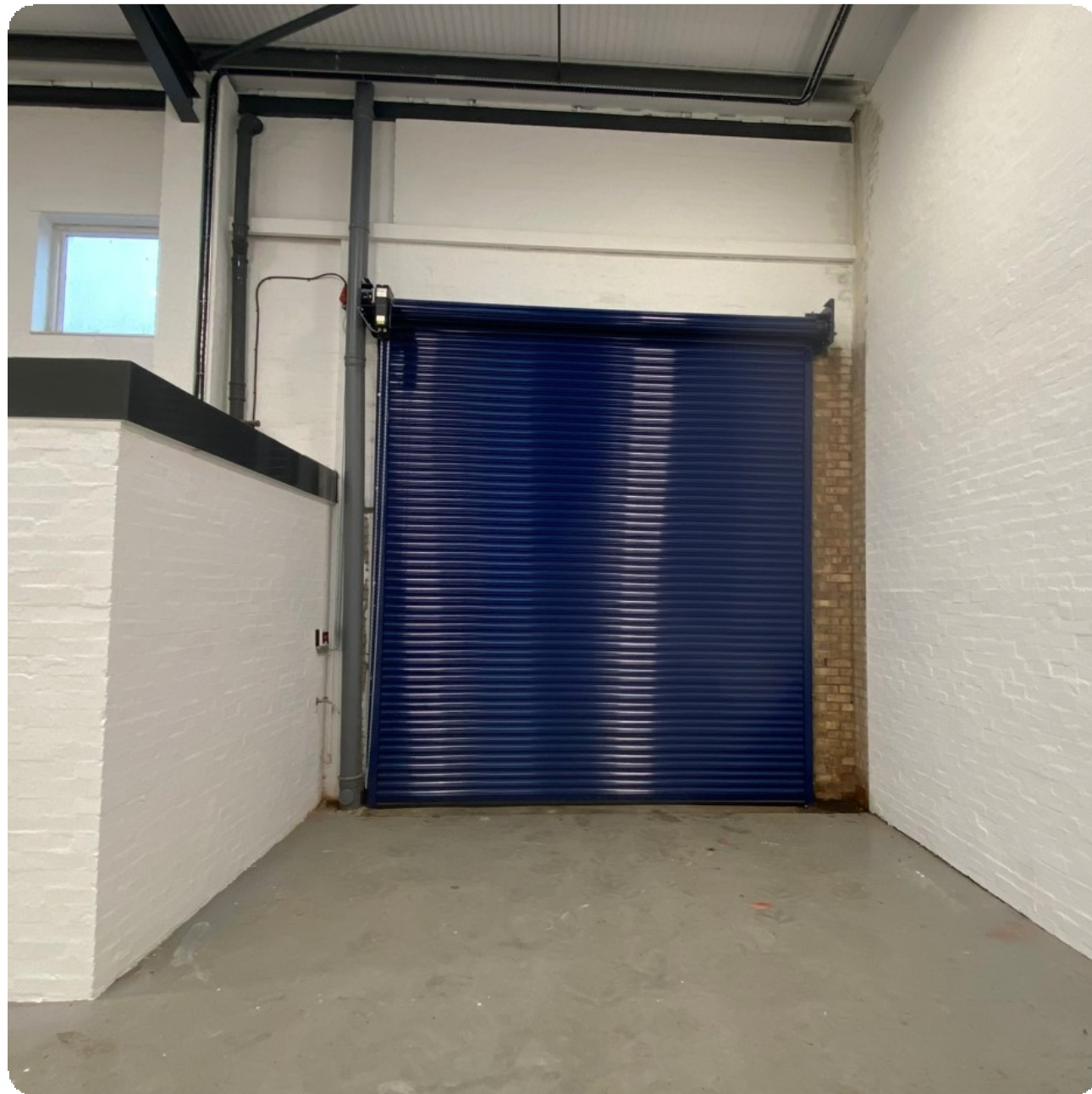
**BROMWICH**  
**HARDY**  
024 7630 8900  
www.bromwichhardy.com

📦 1,825 Sq Ft  
£ £21,750 Per Annum



## Key Features

- ▶ Brand new electric roller shutter
- ▶ Quality office space
- ▶ LED lighting
- ▶ 3 phase power
- ▶ Excellent industrial location



73 Somers Road, Rugby, CV22 7DG



## Location

The property is situated 1.5 miles from Rugby city centre and is within a well-established industrial area. The M6 motorway network is 4.3 miles away via the A4071/A426 which provides links to Coventry, Birmingham and surrounding areas. Current occupiers on the estate include Eurocell and Edmundson Electrical.

## Description

Unit 73 is under going refurbishments including internal redecoration, creating a high quality industrial/warehouse unit. The unit benefits from a small office plus W/C facilities, in addition there is parking to the front of the unit and roller shutter/pedestrian door access.

## Business Rates

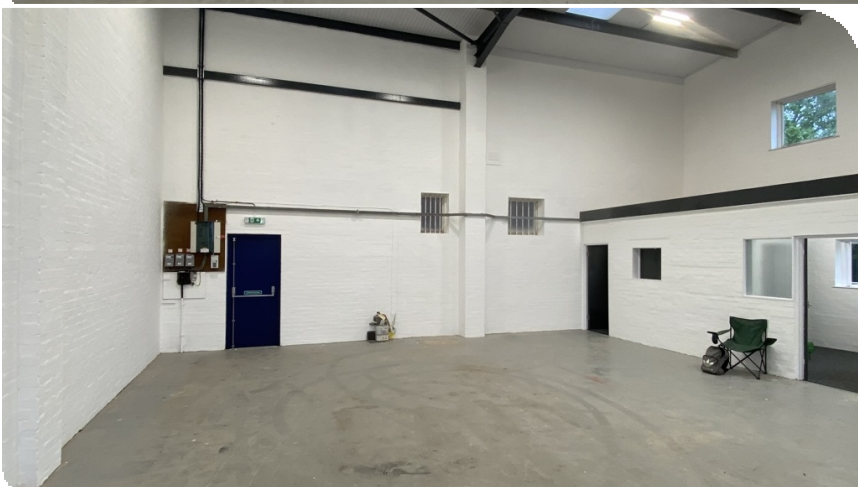
The property has a rateable value of £13,000.

## Tenure

Available by way of a new full repairing and insuring lease on terms to be agreed.

## EPC

D91



**73 Somers Road, Rugby, CV22 7DG**

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Mark Booth

Contact us with any queries about the property or to book a viewing

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



73 Somers Road, Rugby, CV22 7DG

02476 308900 office@bromwichhardy.com www.bromwichhardy.com