

# Preliminary Details



## To Let - High Bay Industrial Premises

Unit 9 Stepnell Park, Rugby, Warwickshire, CV21 2UX

\* 88,000  
sq ft (GIA)

\* 11m clear  
height

\* Under refurbishment  
available Q3/Q4 2024

\* Extensive secure  
site

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**Location**

Rugby is a rapidly expanding Midlands town situated in the centre of the UK’s motorway network, with easy access to the M6, M1 & M45, as well as the A5 and A14.

The unit is prominently located on Lawford Road with main road visibility from the A4071. The location is just 1 mile to the West of Rugby town centre and nearby occupiers include Cemex, Travis Perkins, Jewsons and Stepnell.

Rugby rail station is approximately 2 miles away, which offers regular services into London Euston and Birmingham New Street.

**Description**

The traditional high bay warehouse unit comprises the following specification:

- Clear height of 11m
- 6 level access loading doors
- Loading on two elevations
- Potential for overhead gantry craneage
- Secure service yards to front and rear
- Car and HGV trailer parking
- 3 storey office HQ accommodation with lift access
- Substantial power supply available
- Welfare facilities
- 62 car parking spaces and 9 HGV spaces

The building will be refurbished and occupiers are encouraged to make their interest known early in order to adjust the refurbished to their needs

**Accommodation**

| Description                          | Sq Ft         | Sq M            |
|--------------------------------------|---------------|-----------------|
| Warehouse                            | 69,484        | 6,455.24        |
| Ground, first & second floor offices | 18,516        | 1,720.19        |
| <b>Total (GIA)</b>                   | <b>88,000</b> | <b>8,175.43</b> |

**Energy Performance Certificate**

A new EPC will be provided upon completion of the refurbishment works.

**Terms**

The property is available by way of a new lease for a term of years to be agreed.

**Rateable Value**

Rateable Value (2023) - £355,000 per annum. Interested parties are however advised to make their own enquiries.

**Services**

We understand that all mains services are available to the building. The services have not been tested and prospective tenants should verify for themselves that services are in working order.

**Service Charge**

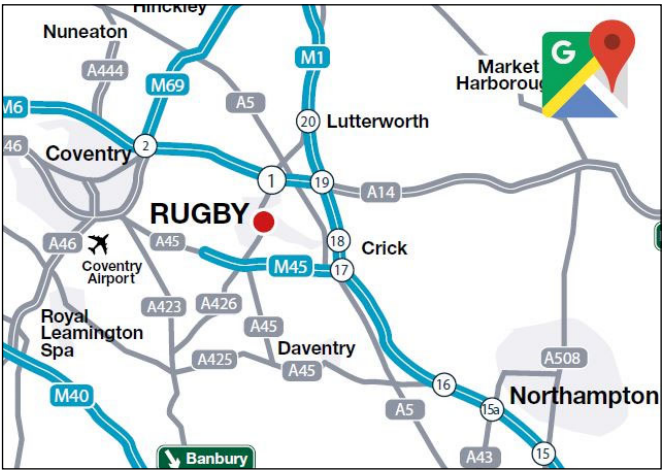
A service charge is payable for the maintenance and upkeep of the common areas of the estate. Further details available upon request.

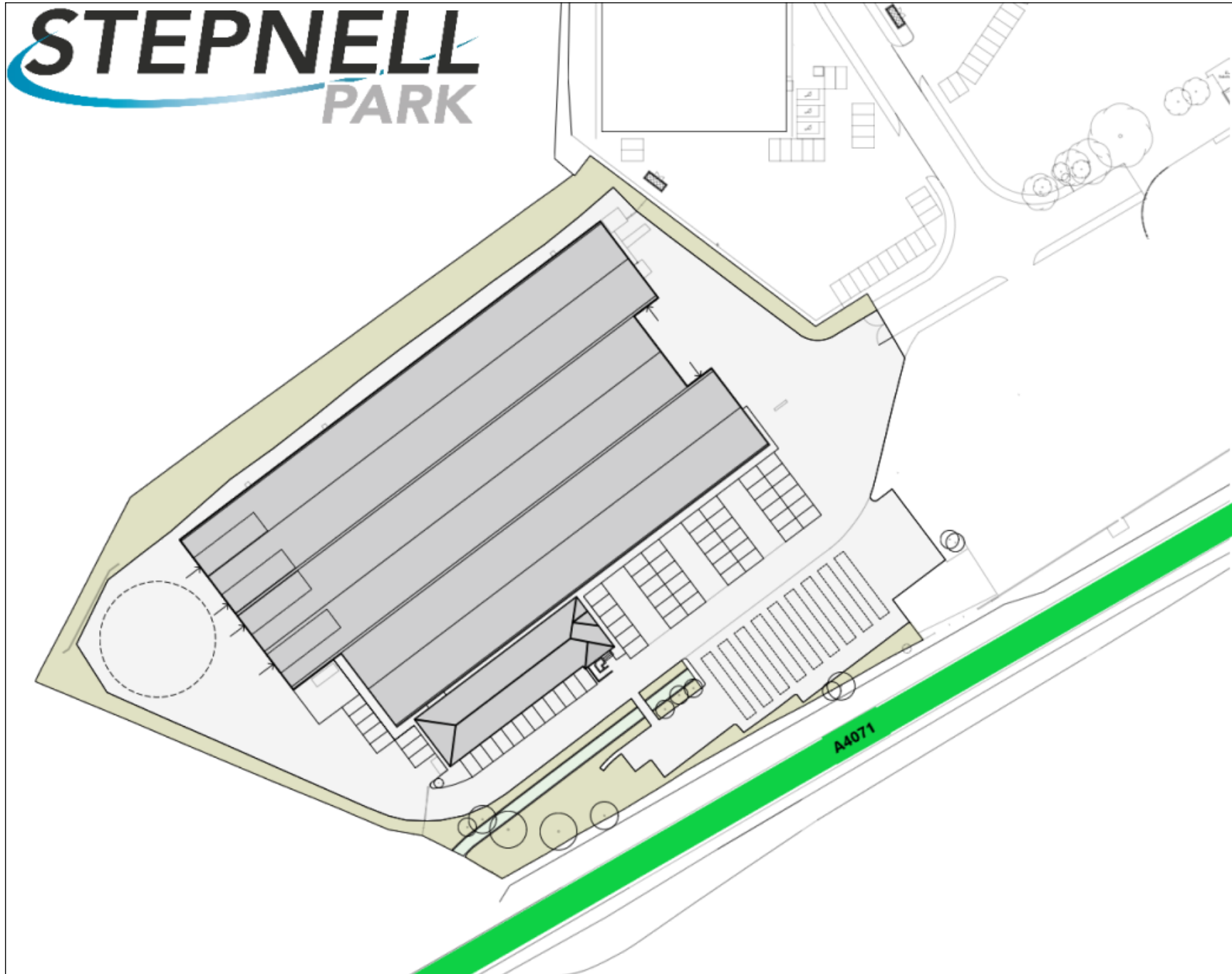
**VAT**

The lease of the property is subject to VAT at the prevailing rate where applicable.

**Legal Costs**

Each party to be responsible for their own legal costs





If you would like to know  
more please get in touch.

**David Tew**

Director  
+44 (0)7920 005 081  
david.tew@avisonyoung.com

**Chris Hobday**

Associate Director  
+44 (0)7552 558551

**Sam Forster**

Graduate Surveyor  
+44 (0)7552 540 560  
sam.forster@avisonyoung.com



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January 2024

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Orchard Court 4, Binley Business Park, Coventry, CV3 2TQ

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