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commercial property experts

TO LET
Newley Refurbished Light Industrial
Warehouse Unit of 3,591 SQ.FT

Unit 3B Hadrians Way, Rugby, Warwickshire, CV21 1ST

Accommodation

3B Hadrians Way comprises a semi detached portal frame warehouse/light industrial building totalling 3,591 sq.ft (333.74 sq.m). The unit has recently undergone a significant refurbishment, including re-roofing, redecoration throughout, the installation of new LED lighting, new gas fired space heater, refurbished offices, kitchen and WC facilities, and repainting of the warehouse floor. The unit is of a conventional design with block and brick walls being surmounted by profile plastic coated steel sheeting at upper levels and to the roof, which also incorporates intermittent translucent roof lights. The building is constructed to an eaves height of 6m with a new roller shutter door to the frontage measuring 4.12m wide x 4.6m high.

The construction also includes an office facility immediately off a personnel front door, with ladies and gents WC facilities, kitchen, and server room.

A mezzanine deck is situated across the rear of the unit.

The office specification includes gas fired central heating, LED lighting, suspended ceilings, power and data points, along with carpets. Security shutters have been fitted to the office windows at ground floor and the pedestrian access.

The accommodation in greater detail comprises the following:-

Internal width: 10.54m and overall depth: 26.62m

Ground Floor Area: 3,017 sq.ft (280.36 sq.m)

Two interconnecting ground floor offices totalling 377 sq.ft. (35 sq.m.)

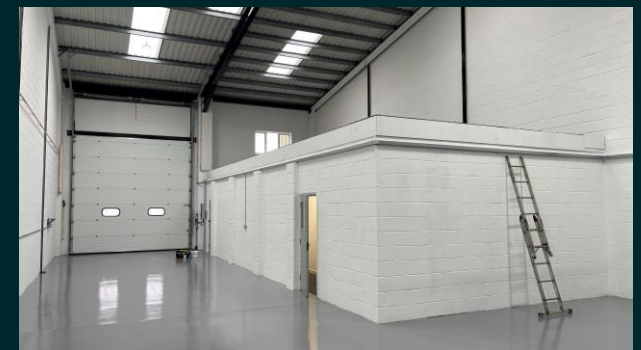
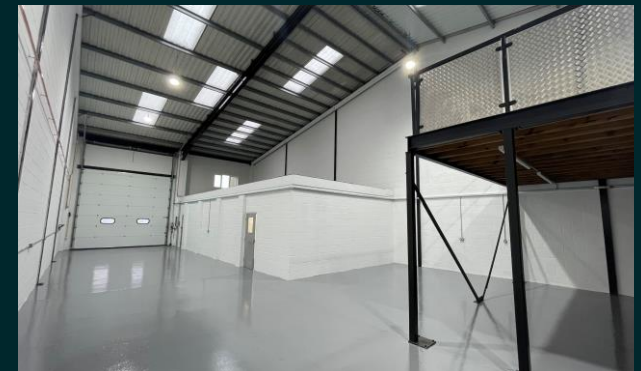
Gents WC

Ladies WC

Server room/Office: 66 sq.ft (6.09 sq.m)

Kitchen

Mezzanine deck: 574 sq.ft (53.35 sq.m)



Location

Hadrians Way is located on the Glebe Farm Industrial Estate, part of the Swift Valley industrial complex, a short distance from the A426 which connects Rugby town centre (approximately 1.5 miles to the south west) with junction 1 of the M6 approximately 2 miles to the north. A well established and popular industrial location close to the national motorway network, local amenities and housing.

Tenure

The property is to be let subject to a new lease for a term to be agreed. The lease will be drawn on full repairing and insuring terms subject to a Schedule and Record of Condition to be prepared by the incoming tenant.

Services

All mains services are connected to the building. Heating to the warehouse is via a gas fired space heater. The offices are heated by a domestic gas fired boiler with a wet radiator system.

EPC D 95

Planning

Class E (formerly Class B8/B1)

Rent

£28,500 per annum exclusive, to be paid quarterly in advance.

Rates

The rateable value is £26,750.

VAT

VAT is applicable to the rent.

Legal Costs

Each party will be responsible for their own legal costs.

Buildings Insurance

The annual insurance will be payable by the tenant.





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For viewing arrangements, contact:

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