



TO LET

21 Paynes Lane, Rugby, CV21 2UH

Rent: £25,000 per annum exclusive

- Workshop/Industrial Unit
- Secure Rear Yard
- Class B use
- GIA: 333.60 sq m (3,590 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

Located on Paynes Lane an established trading estate adjacent to the A42 bypass [Coventry Road] and approximately ¾ mile from Rugby Town Centre: benefitting from excellent road links to the M1, M6, M45 and A45.

Description

A detached workshop/industrial unit of traditional brick construction under a pitched asbestos cement sheet roof. Comprising of workshop, three offices and welfare facilities. Access is via a front pedestrian door or recessed side roller shutter [4m(W) x 3.5m(H)]. Eaves height is 3m rising to 5.1m at the apex.

Externally there is parking for Circa 5 vehicles to the front and a secure yard at the rear.

Accommodation

The accommodation briefly comprises: -

Workshop	276.35 sq m	2,975 sq ft
Office 1	11.48 sq m	124 sq ft
Office 2	09.17 sq m	99 sq ft
Office 3	18.18 sq m	196 sq ft
Kitchen	17.61 sq m	190 sq ft
WC		

Services

We understand that all mains services are connected to the premises.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

An EPC has been requested and will be available on completion of a new lease.

Business Rates

The rateable value in the 2023 Rating List is £17,500 and the rates payable for the year 2023/24 are £8,732.

Planning

We understand that the premises has planning permission for Class B2 General Industrial Use.

Tenure

Available by way of a new effective Full Repairing & Insuring lease, excluded from parts 24-28 of the 1954 Landlord and Tenant Act, at a commencing rent of £25,000 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Value Added Tax

The property is elected for the tax and VAT will be charged on the rent at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the sole agents:

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