TO LET

1 MIDLAND TRADING ESTATE, CONSUL ROAD, RUGBY, CV21 1PB

Drake COMMERCIAL

DETACHED WAREHOUSE/INDUSTRIAL PREMISES WITH LARGE SECURE YARD

42,238 SQ FT (3,924 SQ M)

- LOCATED ON THE POPULAR GLEBE FARM INDUSTRIAL ESTATE
- LARGE FENCED YARD AREA
- 15 GROUND LEVEL LOADING DOORS
- EASY ACCESS TO J1/M6
- TO BE REFURBISHED

For enquiries and viewings please contact:
Tom Drake tomdrake@drakecommercial.co.uk

01604 620616
drakecommercial.co.uk

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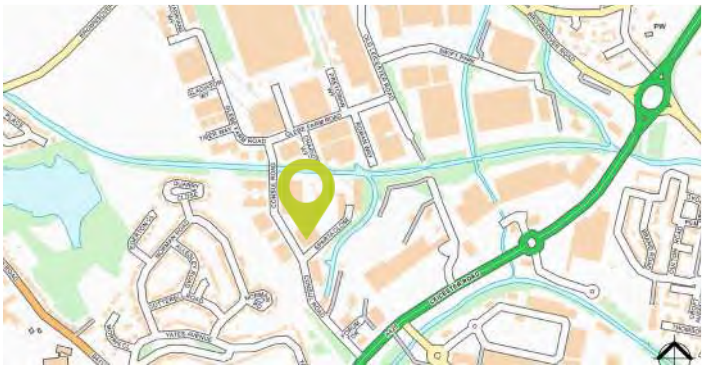

LOCATION

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

Midland Trading Estate is located on Consul Road, which is part of Glebe Farm Industrial Estate, accessed from the A426 Leicester Road, approximately 1 mile to the north of Rugby town centre.

SPECIFICATION

- Detached warehouse/industrial unit.
- To be refurbished.
- Steel frame with brick and block lower elevations and metal clad uppers.
- Asbestos sheet roof with inset roof lights.
- Eaves height approximately 6.2m.
- 15 ground level loading doors.
- Office block at the front with finishes to be replaced.
- Kitchen and WC facilities.
- Secure fenced yard.
- Forecourt car parking.

SERVICES

Mains water, drainage and single and three phase electricity, are connected to the properties.

Drake Commercial have not tested these services and occupiers are advised to make their own enquiries in this regard.

ACCOMMODATION

	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	40,213	3,736
Office & Ancillary	2,025	188
TOTAL GIA	**42,238**	**3,924**

ASKING TERMS

New lease terms are available on request.

BUSINESS RATES

We understand from the VOA website that the property currently has an adopted Rateable Value of £180,000. The current Uniform Business Rate applicable is 50.4 pence in the pound. Please rely on your own enquiries with the Local Authority.

SERVICE CHARGE

There is a service charge that covers the cost maintaining the common areas and management of the estate.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to pay their own legal costs.

EPC

Currently under reassessment.

JOINT AGENTS

White Rose: 0121 633 4433

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