

Unit D, Swift Point,  
Swift Valley, Rugby, CV21 1QH



33,611 SQ FT (3,122.57 SQ M)

**FOR SALE**

MODERN, DETACHED WAREHOUSE/INDUSTRIAL UNIT • SELF CONTAINED SITE • DOCK LEVEL AND GROUND LEVEL LOADING DOORS  
MODERN OFFICES AND STAFF FACILITIES • RARE FREEHOLD AVAILABLE



## LOCATION:

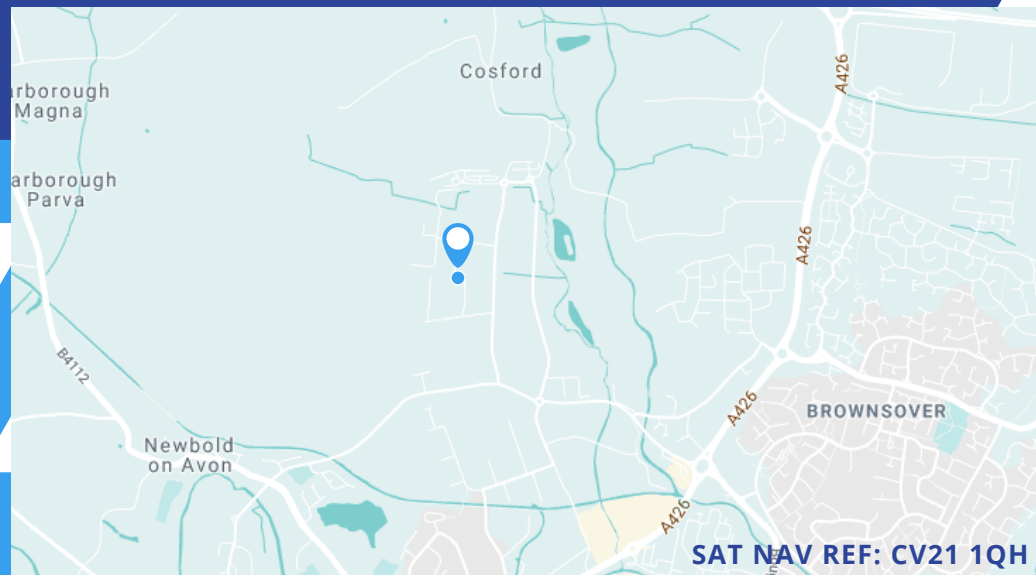
Rugby is a rapidly expanding town situated in the centre of the UK's motorway network, with easy access to the M1 and M6, as well as the A5 and A14.

The property is located on Swift Valley Industrial Estate, which is generally regarded as one of the best employment estates in Rugby and comprises a mix of industrial, warehouse and office buildings. Swift Valley is located to the north of Rugby town centre, just 1.5 miles to J1/M6 and the wider motorway network. Major occupiers include the likes of DHL, Sainsburys, Cummins and Coates, to name a few.

## DESCRIPTION:

The property is a detached warehouse/industrial building with office blocks positioned at the front and rear of the building. Car parking is at the front of the property, with a good sized loading/yard area wrapping around the side of the premises.

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## SPECIFICATION:

- Steel frame with metal cladding and brick built front offices.
- 4 dock level and 2 ground level loading doors, accessed from the side yard.
- Covered loading areas.
- LED lighting and gas fired warm air heaters in the warehouse.
- A minimum eaves height of 6.2m and a maximum of 7.8m.
- Generally clear span warehouse with a small mezzanine storage area.
- The front office building has double glazed windows, a good sized reception and WC/ kitchen facilities.
- The rear office building is divided into a mixture of office space, storage, a large kitchen and the first floor has been converted to a gym.
- Office areas are modern and are generally finished with carpets, suspended ceilings and LED lighting.
- Generous on site car parking.



## RATEABLE VALUE:

The VOA lists the property as 'warehouse and premises' with an adopted Rateable Value of £90,500. The current applicable multiplier is therefore 51.2 pence in the £.

## EPC:

EPC Rating C55.

## TERMS:

The property is available For Sale, with guide terms on application.

## FLOOR AREAS:

Front Office Building:	4,439 sq ft	412.42 sq m
Rear Office Building:	4,514 sq ft	419.37 sq m
Warehouse/Industrial	24,658 sq ft	2,290.78 sq m
<b>TOTAL (GIA)</b>	<b>33,611 sq ft</b>	<b>3,122.57 sq m</b>



## CONTACT:

For further information, or to arrange a viewing, please contact:



**TOM DRAKE**

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