HIGH QUALITY WAREHOUSE/INDUSTRIAL UNITS

Current Availability:
Unit 4: 4,619 SQ FT (429.1 SQ M)

TO LET

► Close to M6 (J1)  ► 6m eaves height  ► Secure parking behind electric gates  ► Electric loading doors
LOCATION
The io centre is located on Rugby’s prime industrial and distribution employment area, Swift Valley. The site is conveniently located at the Valley Drive and Brownsover Road roundabout. The location on the northern side of Rugby gives convenient access via the A426 to Junction 1 of the M6, which in turn provides access to the UK’s motorway network including M1, M40, M45 and A14. Rugby Railway Station is on the West Coast mainline, with Euston being 54 minutes and Birmingham 39 minutes away.

SPECIFICATION
The io Centre is a high quality warehouse / industrial estate that offers units with the following:
- Steel frame construction
- Insulated metal cladding
- Full height electric loading doors
- Solid concrete floors
- Minimum eaves height 6m
- Offices with modern finishes throughout
- WC and kitchen facilities
- Three phase, gas, water and drainage
- Private forecourt / car parking area
- Electric security gates

AVAILABILITY
UNIT 4
Warehouse/ancillary 4,081 sq ft (379.1 sq m)
First floor office 538 sq ft (50.0 sq m)
TOTAL 4,619 sq ft (429.1 sq m)

TERMS
The available properties are TO LET on lease terms to be agreed. Contact the agents for further information.

SERVICE CHARGE
There is a service charge which covers the costs of maintaining the common parts of the estate.

BUSINESS RATES
Please contact the Local Authority for information on the rates payable.

EPC
All units on the estate have valid EPC certificates. These can be provided on request.

CONTACT
Viewings and further information is available from the joint sole agents:

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