

TO LET

**UNIT 2 PARKFIELD BUSINESS PARK,
WESTERN RELIEF ROAD, RUGBY, CV21 1QJ**

Drake
COMMERCIAL



**SEMI DETACHED WAREHOUSE/INDUSTRIAL UNIT
TO BE COMPREHENSIVELY REFURBISHED**

**FROM 22,080 - 28,000 SQ FT
(2,051 - 2,604 SQ M)**

- **HIGH QUALITY WAREHOUSE/INDUSTRIAL UNIT**
 - **EXCELLENT EAVES HEIGHT OF 8.9M**
- **BESPOKE REFURBISHMENT PACKAGE COULD BE AGREED TO SUIT**
- **LARGE FENCED YARD AND GENEROUS ON SITE CAR PARKING AREA**
 - **PROMINENT MAIN ROAD POSITION**

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.

Parkfield Business Park is located on the Western Relief Road (A4071), north west of Rugby town centre. J1/M6 is approx. 3 miles and M40 is approx. 4.5 miles.

SPECIFICATION

- High quality warehouse/industrial unit, to be fully refurbished.
- Semi detached building with large fenced yard and generous on site car parking area.
- Steel frame with lower brickwork and metal cladding upper elevations.
- Excellent 8.9m eaves height.
- Single ground floor loading door.
- LED lighting.
- Concrete floor.
- Double glazed windows.
- Three storey office block that can be adapted to suit.
- Offices to be overhauled and redecorated, with new carpets, ceilings, lighting, kitchen and WC areas.
- Passenger lift.

SERVICES

Mains water, drainage, gas 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

	(SQ FT)	(SQ M)
Warehouse with 3 storey Office & Ancillary	28,000	2,604
Warehouse with 2 storey Office & Ancillary	22,080	2,051

A bespoke refurbishment, including an office layout to suit can be discussed. Alternative floor areas to the above could be agreed by negotiation.

ASKING TERMS

New lease terms are available on terms to be agreed.

Contact Drake Commercial to discuss rental terms and potential floor areas.

BUSINESS RATES

The property has an adopted Rateable Value of £142,000.

Please rely on your own enquiries with the Local Authority to determine the appropriate multiplier.

This figure may need to be reassessed, depending on the final floor areas agreed.

SERVICE CHARGE

There is no service charge for the property.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to pay their own legal costs.

EPC

Under reassessment upon completion of the refurbishment works.

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