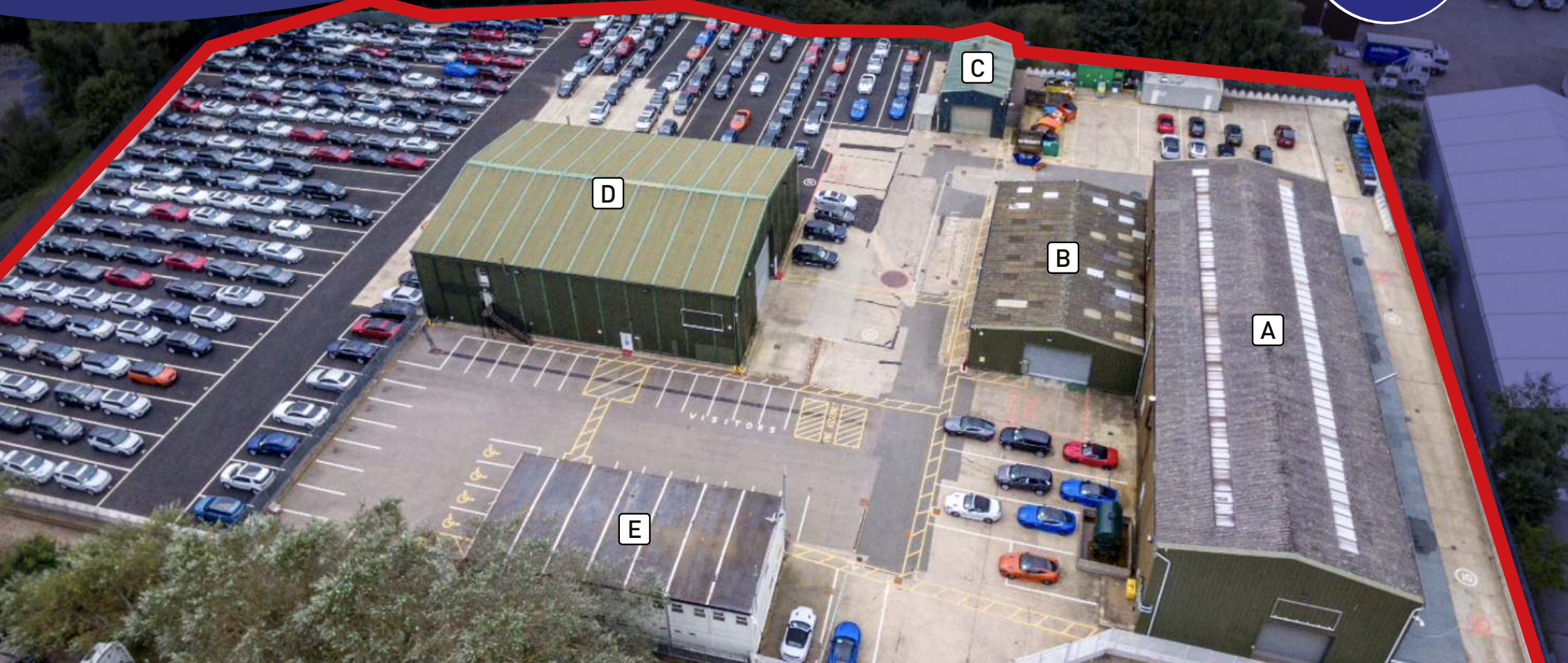


EUROPARK

A5 WATLING STREET | RUGBY | CV23 0AL

www.europark.co.uk

UNIT
11



LARGE SECURE YARD AREA WITH GOOD QUALITY INDUSTRIAL BUILDINGS
29,501 SQ FT (2,740.7 SQ M) ON 3.57 ACRES TO LET

- PRIME SITE WITH EXCELLENT MOTORWAY ACCESS (M1/M6/A14)
- LARGE TARMAC SURFACED YARD

LOCATION

- Prime established commercial location on the A5 in Rugby.
- Junctions 18 and 20 of the M1, Junction 1 of the M6 and the A14 all accessible within minutes.
- Europark lies within the 'Golden Triangle' placing approximately 85% of England and Wales within 4 hours drive time.
- Short distance from Magna Park (Lutterworth) to the north and DIRFT to the south.



The M1 provides direct access to the M25 and London to the south and Leeds, Scotland to the north. The M6 provides access to the north west. The A 14 provides access to the East Coast ports, including Felixstowe.

M6 Junction 1	3 miles
M1 Junction 18	4 miles
M1 Junction 20	4 miles



For sea freights the ports of Tilbury, London, Gateway and Southampton can all be reached within 4 hours.

London Gateway	112 miles
Tilbury	110 miles
Immingham	133 miles
Southampton	128 miles
Felixstowe	137 miles
Dover	167 miles



Airports around the UK are easily accessed from Europark. Located only 33 miles away, is East Midlands Airport, Britain's largest dedicated air freight hub which provides access to three major air couriers.

Birmingham International Airport	27 miles
Coventry Airport	16 miles
East Midlands Airport	33 miles
London Heathrow Airport	84 miles
London Stansted Airport	103 miles
London Gatwick Airport	121 miles



Rugby railway station is 4 miles from Europark and is on the West Coast Mainline with a fastest journey time to London Euston of 47 minutes.

In addition, DIRFT (Daventry International Rail Freight Terminal) lies 4 miles to the south east of Europark.

SCHEDULE OF ACCOMMODATION

Unit	Sq ft	Sq m
A	10,138	941.84
B	3,822	355.07
C	1,129	104.88
D	8,847	821.91
E	4,204	390.56

The total usable site area is approximately 3.57 acres.

In front of the two storey office building is a tarmac surfaced car park with 37 car spaces.

Elsewhere are substantial concrete and 65mm tarmac surfaced hardstanding areas.

EPCs available on request.



SPECIFICATION

Buildings

Unit A:

- 8.5m minimum eaves height
- 5 tonne gantry crane
- Loading door
- Oil fired heating
- Office/ancillary
- LED lighting

Unit B:

- 4m eaves
- Loading door
- Oil fired heating
- LED lighting

Unit C:

- 5m eaves
- Loading door

Unit D:

- 5 m eaves
- Loading door
- Office/ ancillary block
- Oil fired heating
- LED lights

Unit E:

- Two storey office accommodation to good specification
- Air conditioning in offices to good specification

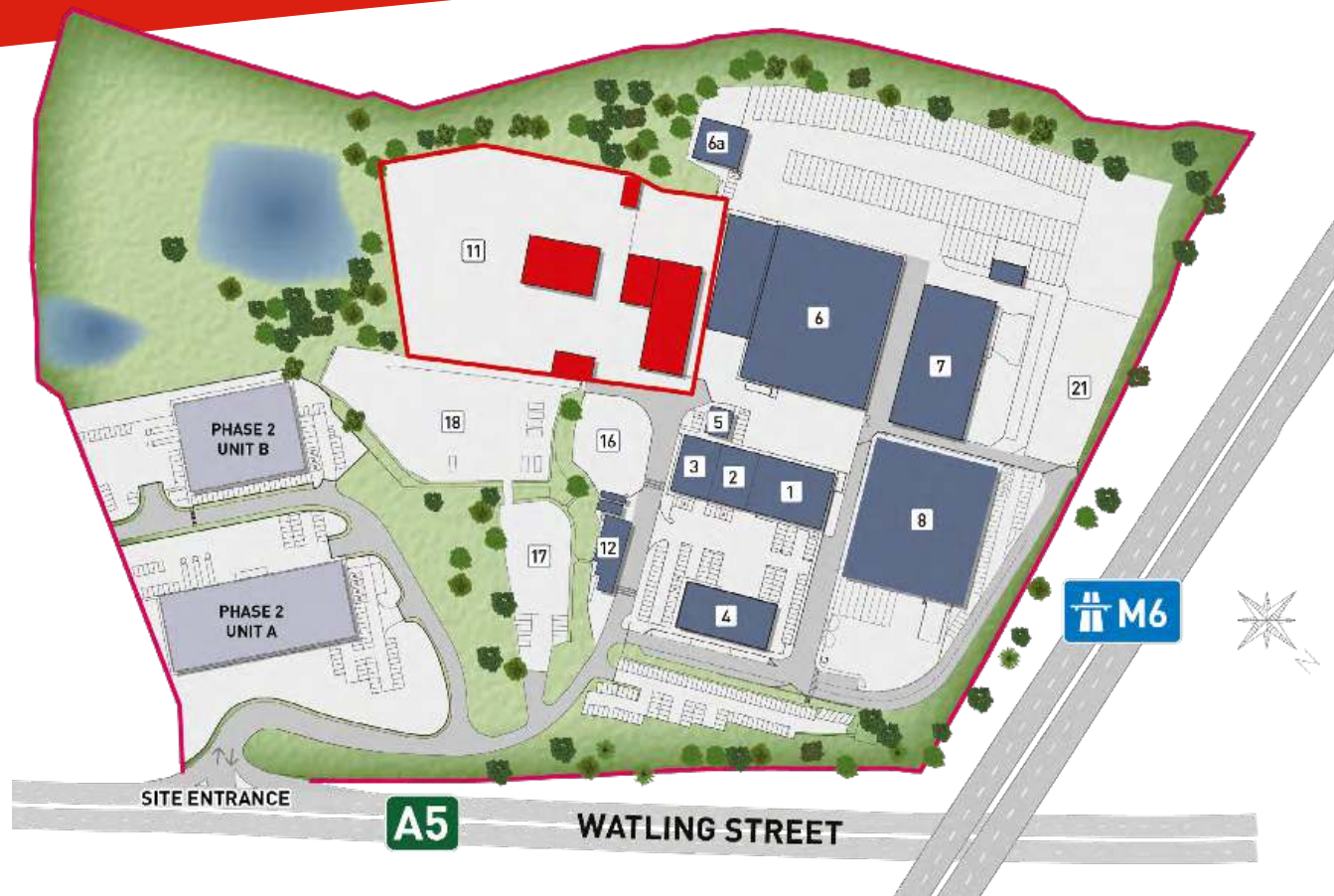
External Area

- Tank trap perimeter security
- Yard is made up of tarmac (65mm), concrete and hardstanding areas.
- To the front of the two storey office building is a tarmac surfaced car park with 37 car spaces.

EUROPARK

Europark is an established manufacturing and distribution location. The estate comprises a range of modern units, secure external storage yards and Build to Suit development opportunities.

The estate provides an attractive working environment and is actively managed by the owners, Richard Utley Ltd, who are based on site.



For further information, please contact the joint agents.

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