

# EUROPARK

A5 WATLING STREET | RUGBY | CV23 0AL

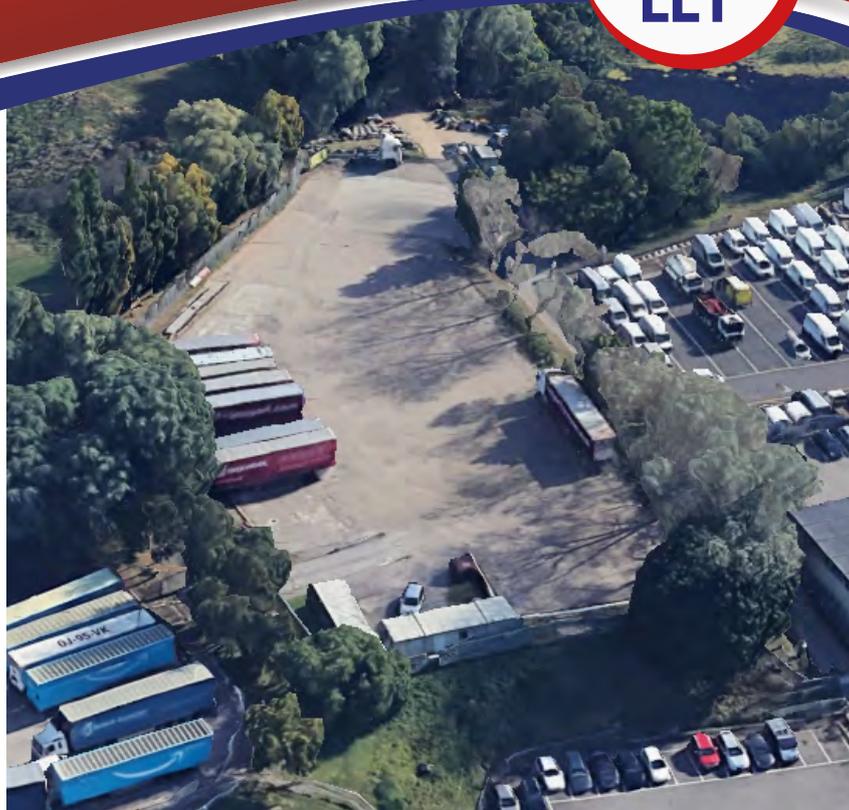
[www.europark.co.uk](http://www.europark.co.uk)

TO  
LET

## 1.05 ACRES

### SECURE SERVICE YARD WITH WATER AND SEWERAGE CONNECTIONS

- PRIME SITE WITH EXCELLENT MOTORWAY ACCESS
- 24/7 ACCESS
- PALISADE FENCING WITH PALICIAD MESH
- CCTV
- SECURITY LIGHTING
- FULL FIBRE BROADBAND



Yard

1.05 acres

0.43 hectares

### 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, Thercel Land Ltd, who are based on site.

### SERVICE CHARGE

An estate charge is payable towards the upkeep of the estate and common areas. Further details on request.

### BUSINESS RATES

The current rateable value is £24,750. For further information, please contact Rugby Borough Council.

### TERMS

The property is available immediately on a new FRI lease, with terms available on application.

### VIEWING

Please contact the joint agents.



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