

For Lease

Light Industrial



BROMWICH
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024 7630 8900
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Unit D Swift Park

Rugby CV21 1DZ

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📦 41,056 Sq Ft
£ £338,712 Per Annum

Key Features

- Well Established Industrial Location
- 2 Dock Level Doors
- 2 Level Access Doors
- Ample Parking
- Good Yard Area
- Self Contained



Unit D Swift Park, Rugby, Warwickshire, CV21 1DZ

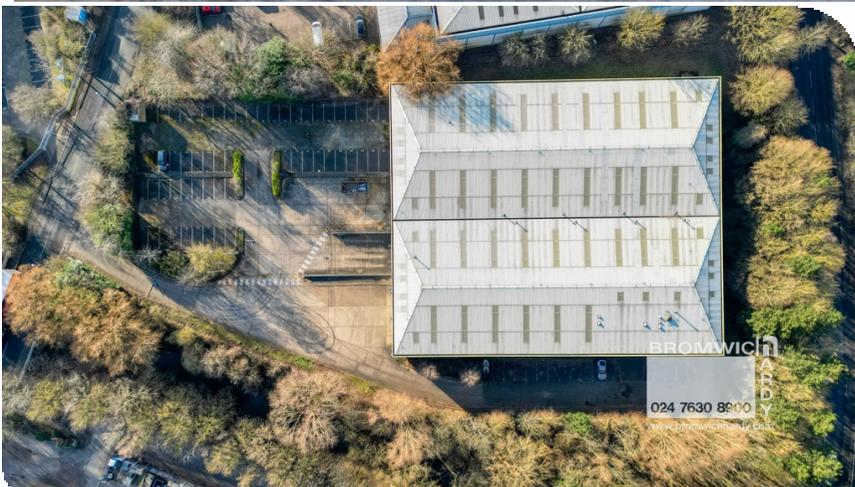


Location

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 at the A5 and A14.

The property is situated at Swift Valley Industrial Estate, a prime industrial and distribution location within the heart of the Golden Triangle. Access to Junction 1 of the M6 is 2 miles to the north, providing direct connectivity to the region's motorway network.

Swift Valley is located 2 miles north of Rugby town centre and within easy walking distance of the local amenities at Elliot's Fields and Junction One Retail Park. Local occupiers include DHL, Amazon, Hermes and Britvic, to name a few.



Description

The property is a high quality, modern warehouse, which benefits from the following general specification:

- Steel frame construction.
- Metal clad elevations.
- Metal clad roof with inset roof lights.
- 2 dock level loading doors.
- 2 ground level loading doors.
- Florescent strip lighting.
- Two storey offices which are generally finished with carpets, suspended ceilings, and recessed lighting.
- Kitchen and WC facilities.
- Large fenced yard.
- Separate dedicated car parking area.
- Apex Height 10.35m
- Eaves Height 8.69m



Tenure

Available by way of a new full repairing and insuring lease on terms to be negotiated.

EPC

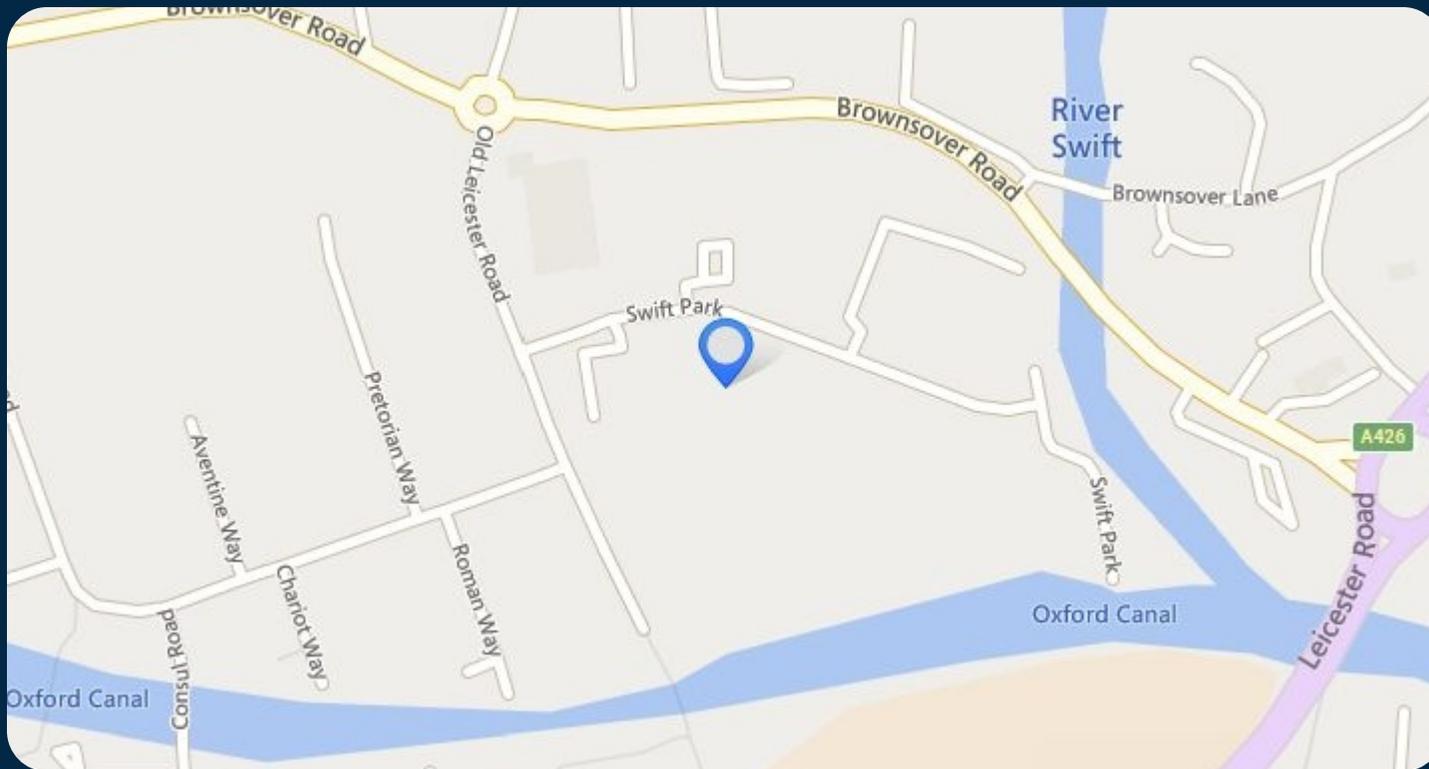
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Unit D Swift Park, Rugby, Warwickshire, CV21 1DZ

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



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Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



02476 308900

office@bromwichhardy.com

www.bromwichhardy.com