

EUROPARK

A5 WATLING STREET | RUGBY | CV23 0AL

www.europark.co.uk

AVAILABLE
Q2 2024



5,853 SQ FT (543.8 SQ M) TO LET

MODERN INDUSTRIAL WAREHOUSE UNIT

- GOOD QUALITY OFFICES
- BLOCK PAVING, ALLOCATED PARKING & UNLOADING AREAS
- INTERNAL EAVES HEIGHT OF 6M
- ELECTRICALLY OPERATED ROLLER SHUTTER DOOR

	Sq ft	Sq m
Warehouse	4,415	410.2
Ground Floor Office	719	66.8
First Floor Office	719	66.8
Total (GIA)	5,853	543.8

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 £38,750. For further information, please contact Rugby Borough Council (Tel 01788 554455).

EPC

The building has a current EPC rating of 54 (C).

TERMS

The property is available on a new FRI lease, with terms available on application from the agents.

VIEWING

Please contact the joint agents.



TOM BROMWICH / MARK BOOTH

tom.bromwich@bromwichhardy.com
mark.booth@bromwichhardy.com



JOE SMITH / DAVID SMITH

jsmith@drakecommercial.co.uk
dsmith@drakecommercial.co.uk