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Drake
COMMERCIAL

PROMINENT WAREHOUSE/INDUSTRIAL UNIT TO LET OR MAY SELL

17 Somers Road
Rugby
CV22 7DG

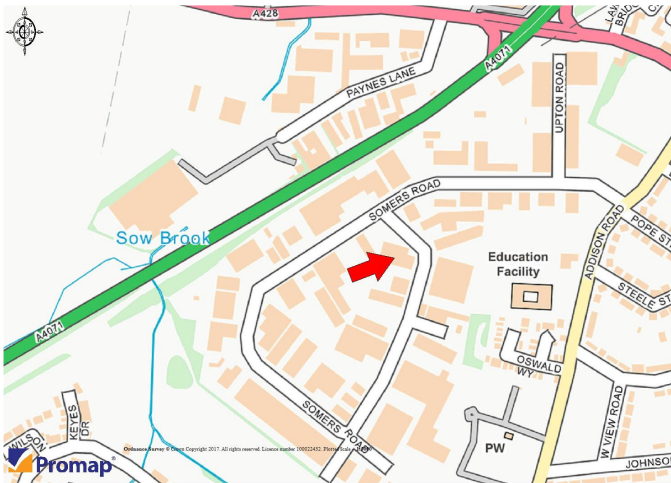


- 12,000 sq ft (1,115 sq m) approx.
- Prominent unit located in an established trade counter pitch.
- Large forecourt yard / car parking area.
- Easy access to the M6, M1 and M45

NEW LEASE TERMS AVAILABLE AT A GUIDE RENT OF £64,000 PER ANNUM, OR THE FREEHOLD COULD BE AVAILABLE AT OFFERS IN EXCESS OF £800,000.

COMMERCIAL & INDUSTRIAL PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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Location

Rugby is strategically positioned in the centre of the motorway network with excellent links to the M1, M6 and M45, and also the A5 and A14.

Somers Road Industrial Estate is a well-established employment area located to the west of Rugby town centre and is popular with builders merchants and trade counter operators. Nearby occupiers include Travis Perkins, Jewsons and Johnstones Paints.

Description

The property is a prominently situated warehouse/industrial unit located on the Somers Road industrial estate. The building is of steel frame construction with brick elevations and a pitched asbestos cement sheet roof, lined internally. On the exterior, the property has a covered canopy loading area with generous parking and could facilitate a fenced yard.

Internally the building property is split into office and warehouse space. The warehouse has three loading doors at the front and side of the property and benefits from warm air gas heaters and fluorescent strip lighting. The offices are generally carpeted throughout, with a mixture of suspended and plastered ceilings, fluorescent strip lighting and wall mounted perimeter radiators. The windows are double glazed with fitted blinds internally. Kitchenette and WC facilities are located off this area.

Accommodation

	sq ft	sq m
Warehouse	10,764	1,000
Offices & Ancillary:	1,206	112
Total Gross Internal Area:	11,970	1,112
Covered Canopy	1,184	110



Services

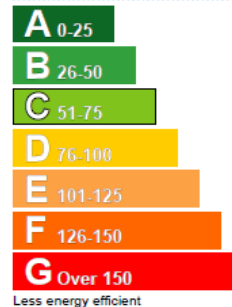
Single and three phase electricity, gas, mains water and drainage are all connected to the property. We have not tested these services and occupiers are advised to make their own enquiries in this regard.

Energy Performance Certificate

More energy efficient



Net zero CO₂ emissions



66 This is how energy efficient the building is.

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built
60 If typical of the existing stock

Rates

We understand the property has an adopted Rateable Value of £49,750. This qualifies for the small business rates multiplier which is currently 46.6 pence in the pound. Please rely on your own enquiries with the Local Authority.

Asking Terms

The property is available on a new full repairing lease at a guide rent of £64,000 exclusive. Alternatively the freehold could be made available for offers in excess of £800,000.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

Legal Costs

Each party to pay their own legal costs.

Contact

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