



TO LET

**Unit 41, Woodside Business Park
Rugby CV21 2NP
Rent: £15,000 per annum exclusive**

- Popular Industrial Location
- Industrial Unit with Roller Shutter and Mezzanine Offices
- Available Now
- GIA: 125.83 sq m (1,354 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

The property is situated in one of Rugby's popular industrial estates, near to the Rugby train station and the A426, a main arterial road of the town.

Rugby is situated 35 miles to the southeast of Birmingham, some 80 miles to the north of London. Junction 1 of the M6 is approximately 3 miles to the north and access to other major motorway road networks including M6, M1, M40 and A14 are within easy reach.

Description

The property comprises a self-contained industrial unit constructed with a steel frame and metal cladding. The property benefits from a roller shutter for vehicular access and two allocated parking spaces.

Accommodation

The accommodation briefly comprises (GIA):-

Ground Floor

Office 1	16.9 sq m	(181 sq ft)
Office 2	6.3 sq m	(67 sq ft)
Kitchen	3.8 sq m	(41 sq ft)
WC		

First Floor Mezzanine

Office 3	10.4 sq m	(112 sq ft)
Office 4	6.7 sq m	(72 sq ft)
WC		

Services

We understand that all mains' services are connected to the premises or are available close by.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Business Rates

The rateable value from the 2023 Rating List is £7800 With the rates payable for 2024/2025 being £3,993.60.

Planning

We understand that the premises have planning permission for Class B2 Use.

Energy Performance Certificate

More information about the property's EPC available on request.

Tenure

Available by way of a new Full Repairing & Insuring lease on terms to be agreed, at a guide price of £15,000 per annum exclusive.

Legal Costs

The incoming tenant will be responsible for the legal costs incurred in the transaction.

VAT

The landlord reserves the right to charge VAT if so elected.

Viewing

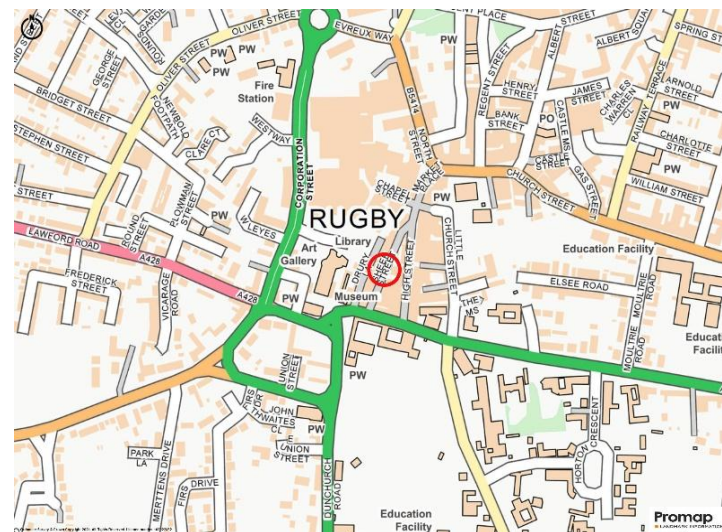
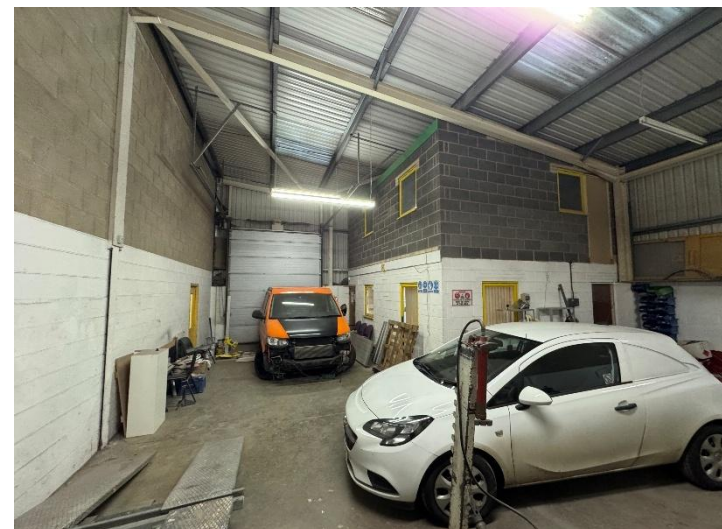
Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

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Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



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