

FOR SALE / TO LET YARD WITH INDUSTRIAL & OFFICE SPACE

2.23 Acres
(Whole Site)

6 Somers Road
Rugby, CV22 7DE



BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

YARD WITH INDUSTRIAL AND OFFICE SPACE

OFFERS INVITED IN EXCESS OF £3,200,000
Quoted annual rent of £250,000

Property Highlights

- Spacious open storage yard
- Two main warehouses with additional storage space
- Two storey office building
- Excellent industrial location
- The site benefits from an Environmental Agency permit
- Roadside visibility
- Less than 10 minutes from the A45 & M45
- 15 minutes from the M1



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LOCATION

The property is located on one of Rugby's main industrial estates, just off the A4071, and is surrounded by numerous reputable occupiers such as Jewson, Booker and Travis Perkins. Rugby town centre is less than a 5 minute drive away whereas the A45 / M45 is just 10 minutes in the other direction, providing easy access to and from the M1. Rugby is also accessible by train and offers direct access from Birmingham New Street and London Euston.

DESCRIPTION

The property comprises a 2.23 acre industrial site, including approximately 1.75 acres of open storage land. The yard itself is mostly hardstanding concrete with an area of loose ground to the rear of the site.

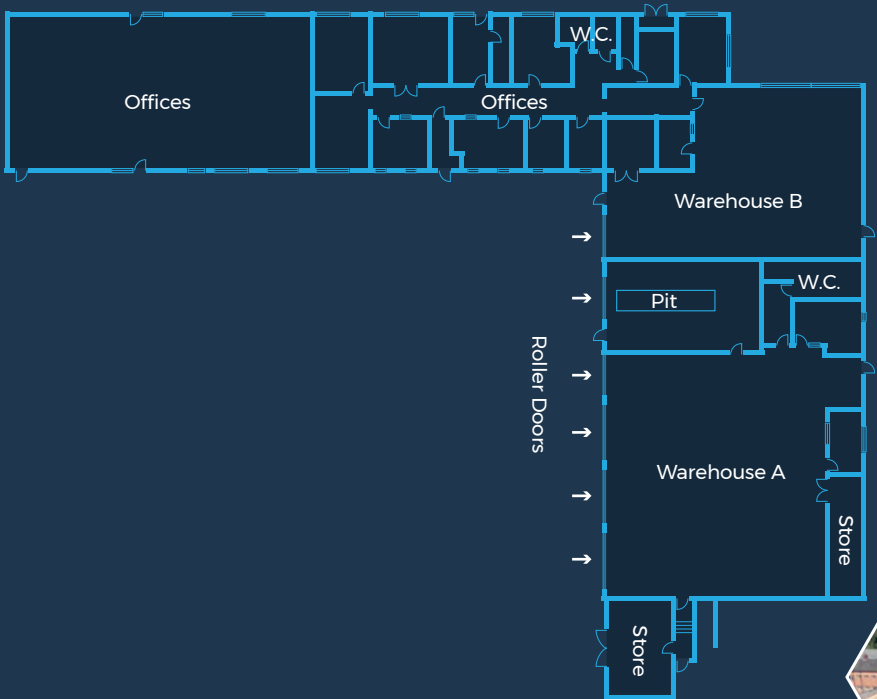
There is a steel portal frame industrial building, currently split into two warehouse spaces, one of which includes a mezzanine. There is an additional storage / office building towards the rear of the yard. To the front of the site is a two storey office building with two main reception areas / entrance points. The offices have direct access into the warehouse building.

The site benefits from an environmental agency permit which allows for storage and recycling of various waste materials. More information on request.

TENURE

The property is available freehold under two titles:
WK363793 & WK85381





ACCOMMODATION

	Sq ft	Sq m
Offices	8,432	783.31
Warehouse A	4,651	432.09
Warehouse B	2,497	232.00
Storage room	361	33.51
Mezzanine	422	39.25
Storage Hut	1,522	141.37
Total Buildings	17,885	1,661.55
Total Site	2.23 acres	
Site (excluding buildings)	1.75 acres	



SERVICES

All mains services available.

EPC

To be assessed.

BUSINESS RATES

The site has a rateable value of £61,000. Some of the offices suites are rated individually - more information on request.

LEGAL COSTS

Each party to pay their own legal costs incurred in any transaction.

VAT

Any sale or rental is subject to VAT.



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FURTHER INFORMATION

Please contact the sole agents, Bromwich Hardy

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