

For Lease

Light Industrial



**81 Somers Road**

Rugby CV22 7DG

**BROMWICH**  
**ARDY**

024 7630 8900

[www.bromwichhardy.com](http://www.bromwichhardy.com)

- 1,950 Sq Ft
- £22,000 Per Annum

## Key Features

- ▶ Extensively refurbished
- ▶ New roof
- ▶ Quality office space
- ▶ Led lighting, heating and air conditioning
- ▶ 3 phase power
- ▶ Excellent industrial location
- ▶ EPC B



81 Somers Road, Rugby, CV22 7DG



## Location

The property is situated 1.5 miles from Rugby city centre and is within a well-established industrial area. The M6 motorway network is 4.3 miles away via the A4071/A426 which provides links to Coventry, Birmingham and surrounding areas. Current occupiers on the estate include Eurocell and Edmundson Electrical.

## Description

Unit 81 has been comprehensively refurbished including full external and internal redecoration, creating high quality industrial/warehouse units. The units benefit from a small office plus W/C facilities, in addition to eaves heights of 5.6m (max), parking to the front of the unit and roller shutter/pedestrian door access.

## Tenure

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

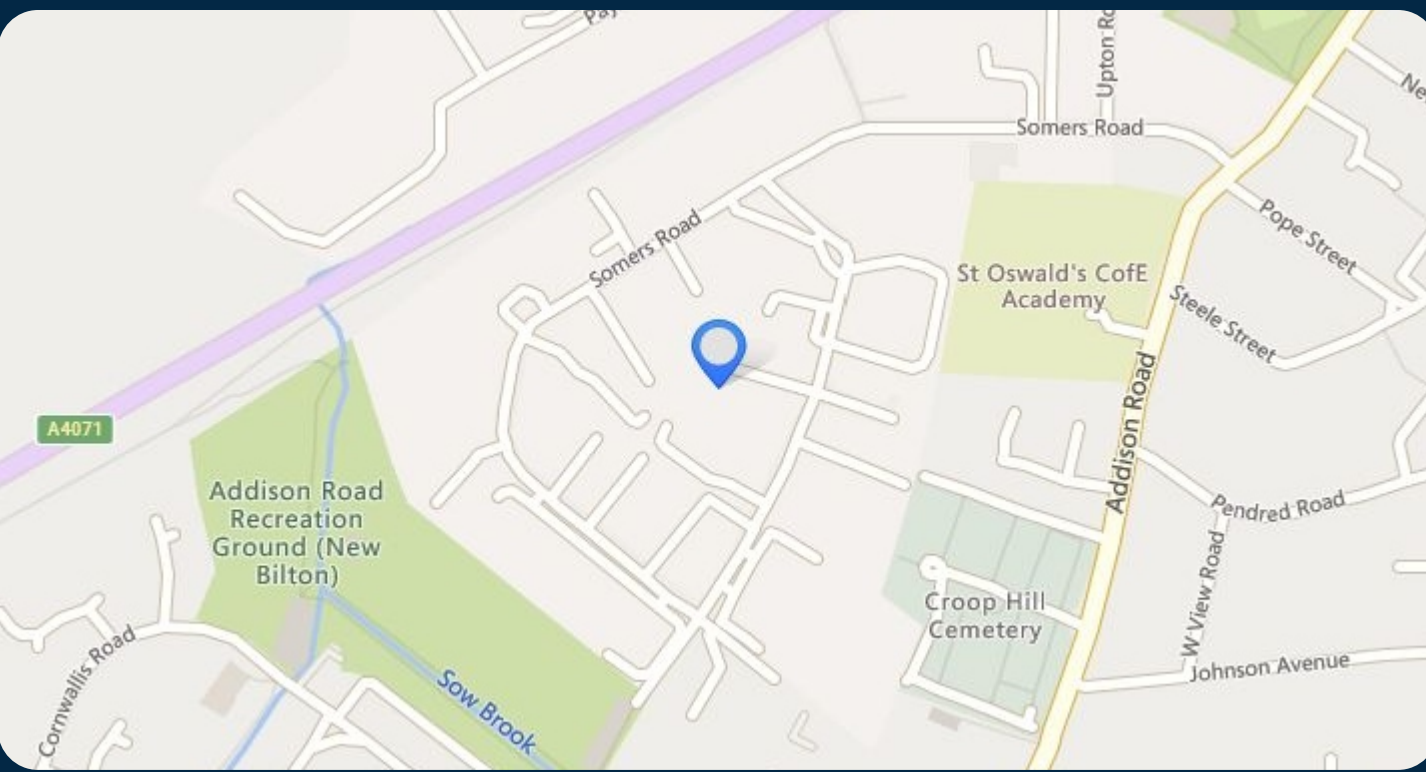
## EPC

B37



**81 Somers Road, Rugby, CV22 7DG**

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



### 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.



### Mark Booth

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

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