



TO LET

**Unit 5, Laughing Dog Industrial Estate,
London Road, Rugby CV23 9LP
Rent: £20,000 per annum exclusive**

- Warehouse / Industrial unit
- Private estate
- B2 General Industrial
- GIA: 282.23 sq m (3,038 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 Laughing Dog Estate is a private industrial estate, on the southbound carriage way of the A45, next to junction 1 of the M45 motorway.

It is located 2 miles from the village of Dunchurch and 6 miles from Rugby.

Description

A detached industrial unit of steel portal frame with matching insulated steel profile sheeting to the walls and roof. It has a clear span eaves height of 4.27m and benefits from full height roller shutter door.

Externally there is a shared parking area for circa 8 vehicles and the option of a secure compound adjacent to the building (to be agreed separately).

Accommodation

The accommodation briefly comprises:-

GIA 282.23 sq m (3,038 sq ft)
Comprising of warehouse and WC

Services

We understand that all mains electricity, water and drainage services are connected to the premises.

Interested parties are advised to make their own enquiries as to their condition.

Energy Performance Certificate

Available on completion of the lease.

Business Rates

The rateable value in the 2023 Rating List is £14,250 and the rates payable for the year 2023/24 are £7,110.75.

Planning

We understand that the premises have planning permission for Class B2 general industrial use.

Tenure

Available to let by way of a new equivalent full repairing and insuring lease for a term of years to be agreed at a commencing rent of £20,000 pa.

Service Charge

A service charge will be applicable to cover maintenance and services of the communal areas of the estate. Further details available on request.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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