



HOWKINS &
HARRISON

62 Somers Road, Rugby, Warwickshire, CV22 7DH

£24,000 per annum exclusive

- Full Height Loading Doors
- 3,331 sq.ft / 309 sq.m (plus 369 sq.ft mezzanine)
- Available Immediately
- Popular Industrial Estate
- Great transport links

Please contact Jake Toddington MRICS

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Excellent opportunity to lease an Industrial / Trade Counter / Warehouse Unit in the popular Somers Road Industrial Estate. 3,069 sq ft (285 sq m)

Description

A excellent opportunity to lease this 3,331 sq ft (with additional 369 sq.ft mezzanine) light industrial / trade counter warehouse in the popular Somers Road Industrial Estate.

The Property is positioned within a terrace of 4 industrial / warehouse units of brick construction within a steel frame, comprising of open plan workshop space on the ground floor, with office facilities, kitchen and W.C.'s. There is an additional office space on the first floor as well as mezzanine storage space.

The unit benefits from full height loading doors, with separate pedestrian entrance secured by an electric roller shutter, concrete floor and LED Lighting. To the front is a shared yard area with allocated parking.

Somers Road Industrial Estate is a prominent and well-established industrial hub located to the west of Rugby town center. Renowned for its excellent transport links and diverse range of businesses, it hosts a variety of trade counter occupiers and light industrial operations, such as Travis Perkins, Jewsons, Howdens, Wolsesey, Eurocell, Dulux.

Price

£24,000 per annum exclusive

Utilities

The property benefits from single and three phase electricity, water and drainage. The unit is metered and the tenant is responsible for the payment of all utilities from the date of occupation.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins and Harrison LLP.

Service Charge

TBC

Business Rates

The Property will need reassessing. Occupiers that benefit from Small Business Rates Relief will not have to pay any Business Rates. Please contact the local authority to find out more. Should Business Rates become payable the tenant will be responsible from the initial date of occupation.

EPC

The current EPC for the property is D (79).

Viewings

Strictly by prior appointment with Sole agents Howkins & Harrison LLP. Please contact Jake Toddington on 01788564675.

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





