

**Mileway**

# Swift Park Rugby

Available to Let  
Warehouse

41,056 sq ft ( 3,814 sq m )



Three phase electric

Well established industrial area

Ample parking

Yard area

# Swift Park

Swift Park Rugby CV21 1DZ



## Description

Unit D Swift Park is a high-quality industrial unit located in a well-established industrial area in central Rugby. The unit is comprised of 41,056 sq. ft of which 4,000 sq. ft constitutes two-storey office space. The unit features two dock level and two ground level loading doors, kitchen/WC facilities and three-phase electricity. The unit is also self-contained with ample parking and a yard area.

## Location

Unit D is situated 2 miles from Junction 1 of the M6 which provides connectivity to the wider Midlands region including Birmingham to the East. The M6 also links to the M1 which provides connections further afield to Milton Keynes and London. The unit is further situated 2 miles from Rugby town centre. Local occupiers include DHL, Amazon and Evri.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

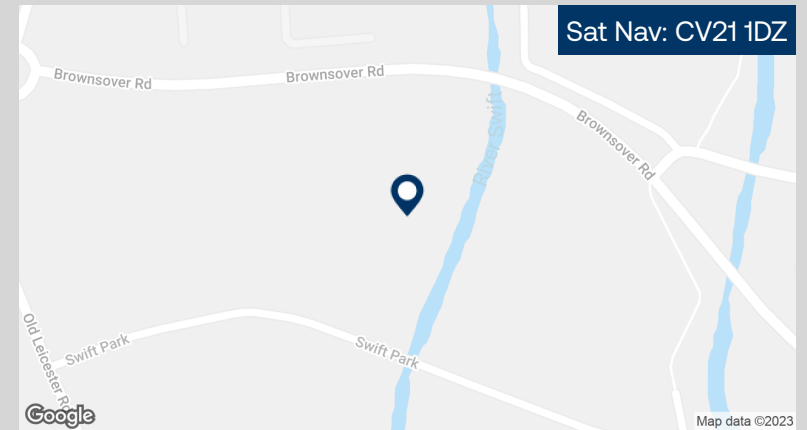
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Rugby Unit D Swift Park	Warehouse	41,056	3,814	Immediately
<b>Total</b>		<b>41,056</b>	<b>3,814</b>	

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