

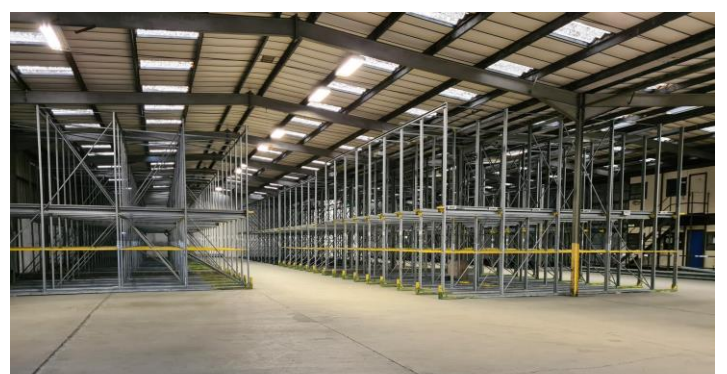
TO LET

UNIT 4 CHARIOT WAY
GLEBE FARM, RUGBY, CV21 1DA

DRAKE
PARTNERS

01604 620616

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INDUSTRIAL / WAREHOUSE UNIT
AVAILABLE FROM SUMMER 2022
30,004 SQ FT (2,787 SQ M)

Commercial
property
advisors

STRATEGIC ADVICE.
UNRIVALLED EXPERIENCE.

Regulated by RICS

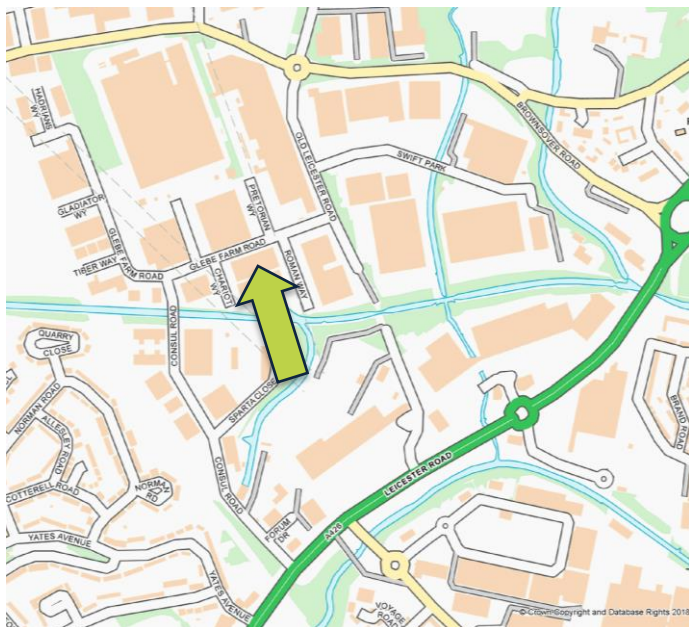


RICS

the mark of
property
professionalism
worldwide

TO LET

**UNIT 4 CHARIOT WAY
GLEBE FARM, RUGBY, CV21 1DA**



LOCATION

Rugby is a rapidly expanding town situated in the centre of the UK's motorway network, with easy access to the M1 and M6, as well as the A5 and A14.

Glebe Farm Industrial Estate is located to the north of Rugby town centre and comprises a mix of industrial, warehouse and office buildings. Local occupiers include Britvic, Coates and various large logistics operators.

Chariot Way is located just off the main Glebe Farm Road, running through the estate.

SPECIFICATION

The property is a prominently positioned workshop/warehouse unit, currently split, but with potential to combine, with the following general specification.

- Steel frame structure with metal clad elevations.
- Asbestos sheet roof with inset roof lights.
- 5.4m minimum eaves height.
- 8 dock level doors to the warehouse.
- 3 ground level doors to the workshop.
- LED lighting.
- Freestanding office accommodation which could be removed or adapted to suit.
- WC facilities serving the workshop.
- Forecourt yard/car parking on either side of the property.

SERVICES

Mains water, drainage and single and three phase electricity, are connected to the property. Drake & Partners have not tested these services and occupiers are advised to make their own enquiries in this regard.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	23,380	2,172
Workshop	6,624	615
TOTAL GIA	30,004	2,787

ASKING TERMS

The property is available to let, from Summer 2022, at a guide rent of £180,000 pa.

BUSINESS RATES

The property has a Rateable Value of £123,000.

SERVICE CHARGE

There is no service charge for the property.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

ANTI MONEY LAUNDERING

Where required, prospective purchasers/tenants will be required to provide anti money laundering information.

EPC

Unit 4 Chariot Way Glebe Farm Industrial Estate Rugby CV21 1DA	Energy rating C
Valid until 22 March 2028	Certificate number 0730-0438-4979-1392-0006

CONTACT

Tom Drake tdrake@drakeandpartners.co.uk