TO LET

2A SWIFT PARK, SWIFT VALLEY, RUGBY, CV21 1DZ

26,650 SQ FT (2,480 SQ M)

- Modern Industrial / Business Premises
- High Specification Offices
- 2 Ground Level Loading Doors
- Secure Fenced Yard & Large Separate Car Park

VIEWING

For further information, or to arrange a viewing please contact one of our property team, or our appointed agents on the contact details below.

GET IN TOUCH

0121 228 0000

pallmallestates.co.uk

Pall Mall

High value, low cost, flexible business space to let throughout the UK

Drake COMMERCIAL

01604 620 616

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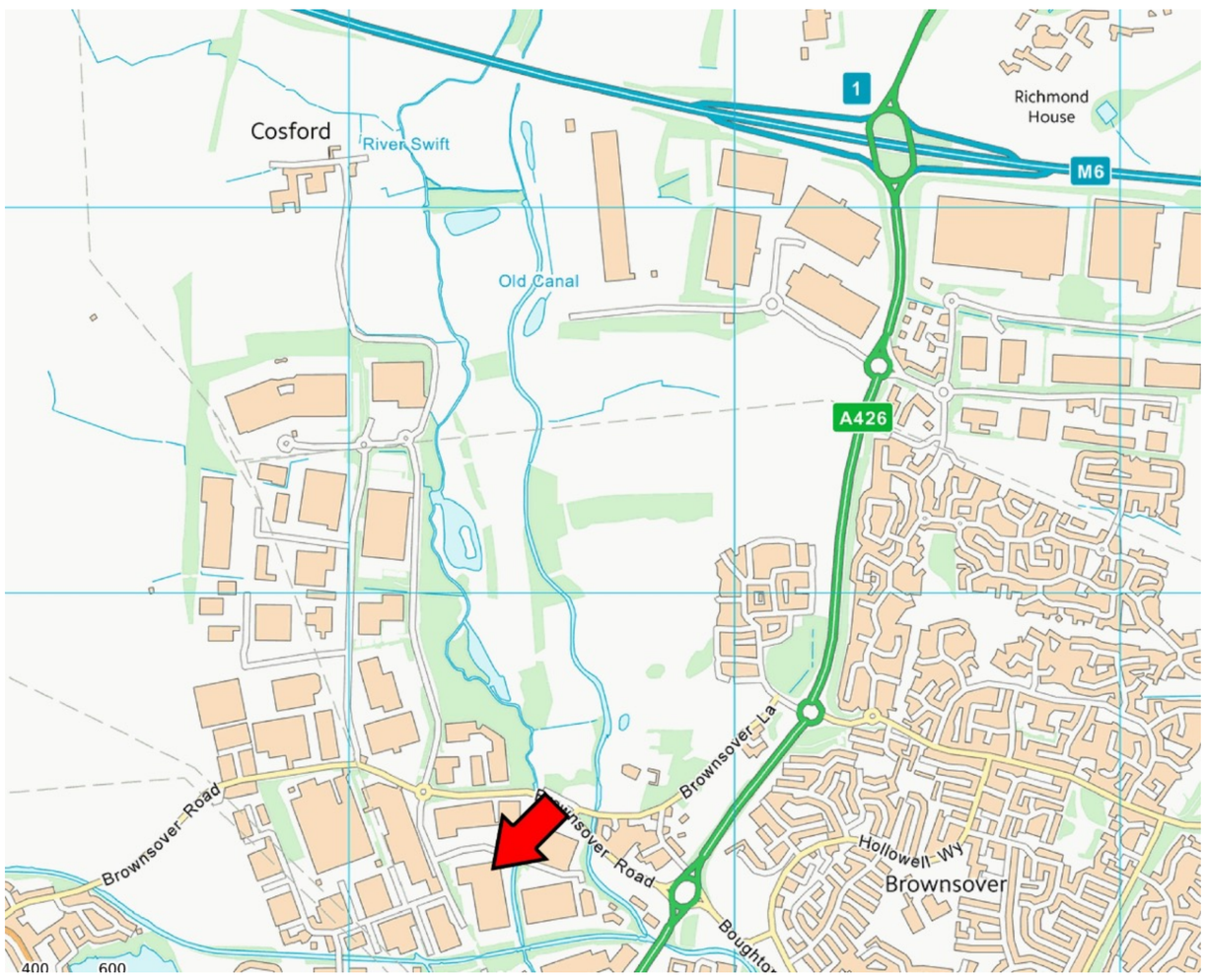
WAREHOUSE /INDUSTRIAL PROPERTY TO LET



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.
Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.

HIGH VALUE

LOW COST

FLEXIBLE

Pall Mall

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DESCRIPTION

The property comprises a detached warehouse / industrial unit with fenced yard and car parking area. The property has been adapted by the current occupier to provide additional office, mezzanine storage and various other facilities.

LOCATION

Located on Swift Valley, the largest employment area in Rugby, major occupiers include Coates, Britvic, H&L and DHL. The estate is popular due to it's excellent access to J1/M6 which in turn provides access to the UK's national motorway network including M1, M40, M42, M45 and A14. Rugby Railway Station is on the West Coast mainline, with Euston only 54 minutes and Birmingham 39 minutes away.

FEATURES

- Steel frame with metal clad elevations and roof.
- 7.2m eaves height.
- 2 ground level loading doors.
- Mezzanine storage/office with Ancillary facilities.
- Two storey well appointed offices with carpets, suspended ceilings, recessed lighting and double glazed elevations.
- Ceiling mounted heating and cooling units.
- Mains water, gas, single, three phase electricity.
- Kitchen, WC and shower facilities.
- Passenger lift.
- Secure fenced loading area.
- Large, dedicated car park.

UNIT SIZES

	Sq ft	Sq m
GF Warehouse, Office & Ancillary:	1,600	17,200
FF Office inc. Extension:	580	6,250
Mezzanine Stores & Ancillary:	300	3,200
Total	**2,480**	**26,650**

LEASE TERMS

Flexible lease terms are available on application.
For further information contact Pall Mall Estates on 0121 228 0000 or our appointed agents Drake Commercial on 01604 620616.

TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2014.