

To let

Space for business

WAREHOUSE/INDUSTRIAL UNIT WITH CAR PARKING
AND 4 LOADING DOCKS

11,300 sq ft (1,050 sq m)



**Unit 5, Chariot Way,
Glebe Farm Industrial Estate,**

Newbold, Rugby CV21 1DD

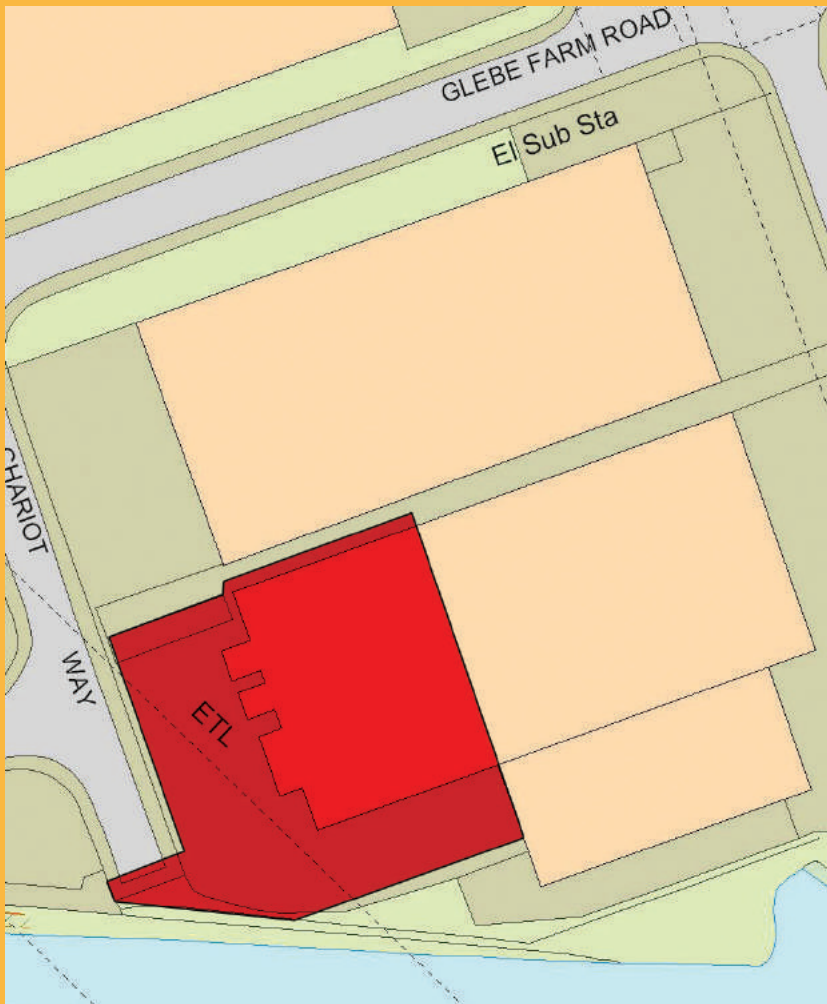
HOWKINS & HARRISON

01788 564 678

Pall Mall

0121 228 0000
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High value, low cost, flexible business space to let throughout the UK



Description

Unit 5 Glebe Farm Industrial Estate offers warehousing benefiting from four loading docks with a tarmac vehicle loading area, open secure yard storage and office space. Of steel portal frame construction with a lined and lighted roof the warehouse has an eaves height of 17.5 ft (5.38m). The front of the building has a two storey office block with kitchen and toilets.

Location and Access

Unit 5 Glebe Farm Industrial Estate is located 1.5 miles from Rugby City Centre and 30 miles from central Birmingham. Most importantly, Junction 1 of the M6 is only 1.5 miles away and Junction 19 of the M6 just 5 miles away. Rugby Mainline Station is one mile away with regular direct service to London and Birmingham.

Unit Sizes

	Sq ft	Sq m
Unit 5		
Warehouse	10,550	980
offices	750	70
Total	11,300	1,050

Features and Benefits

- Warehouse with eaves height of 17.5 ft (5.38m)
- 4 loading docks
- Auxillary offices
- Parking spaces
- External open secure yard
- M1, 5 miles
- M6, 1.5 miles

Lease Terms

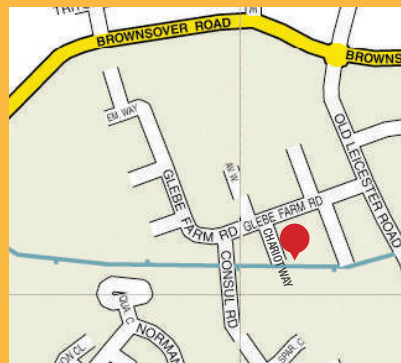
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

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 purchasers 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. May 2012.



The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out 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.

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