

INDUSTRIAL  
SPACE

**TO LET**

GLEBE FARM,  
RUGBY,  
WEST MIDLANDS



## ADDRESS AND SIZE

Rugby, West Midlands, CV21 1DD

11,300 sq ft in total

## SUMMARY

Glebe Farm is an excellent base of operations for any industrial firm in the West Midlands.

## VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

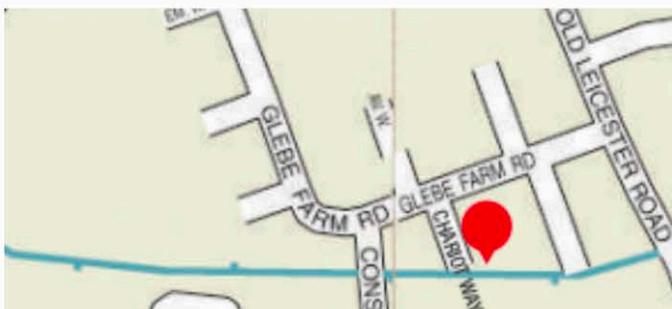
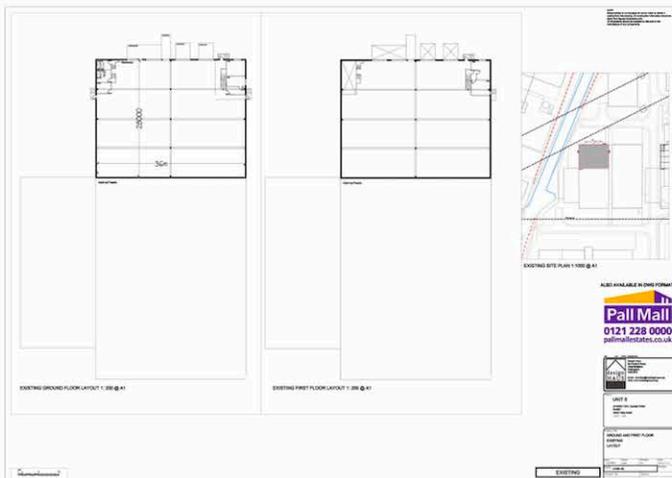
## GET IN TOUCH

📞 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



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



## 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



0121 228 0000  
 pallmallestates.co.uk  
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## DESCRIPTION

Glebe Farm is an excellent base of operations for any industrial firm in the West Midlands. The on-site facilities are superb, and a full tarmac loading area makes this site ideal for both accepting and sending deliveries. In total, there are 4 loading docks, enabling maximum efficiency.

The warehouse's eaves height is 5.38 m, which should be enough to accommodate almost any operation. Additionally, the warehouse unit is of steel portal frame construction with a lined and lighted roof. There is a full secure open yard attached to the property, which is perfect for everything from storing excess stock to providing extra parking. On-site parking is available for your staff and any customers visiting.

There are also on-site office facilities, which are perfect for any firm that prefers to keep its administrative affairs in-house. The two-storey office block has a kitchen and toilets.

## LOCATION

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.

## FEATURES

- Warehouse with eaves height of 17.5 ft (5.38m)
- 4 loading docks
- Auxiliary offices
- Parking spaces
- External open secure yard

## APPROXIMATE DRIVING DISTANCES

M6	1.5 mile
M1	5 miles

## UNIT SIZES

Unit 5	Sq ft	Sq m
Warehouse	10,550	980
Offices	750	70
<b>Total</b>	<b>11,300</b>	<b>1,050</b>

## LEASE TERM

Flexible lease terms are available on application

## 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 of this property whose agents they are, give notice that, in the particulars set out in a general outline only for the purpose of inviting purchases or leases and do not constitute, nor constitute part of, an offer or contract. (i) all descriptions, dimensions, references to conditions and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchaser or lessee 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; (ii) 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, (iii) all terms and prices are quoted exclusive of VAT. December 2014.