

To let

Space for business

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE SPACE, PARKING, YARD SPACE AND RAIL LINK OPTION

32,000 sq ft (2,973 sq m)

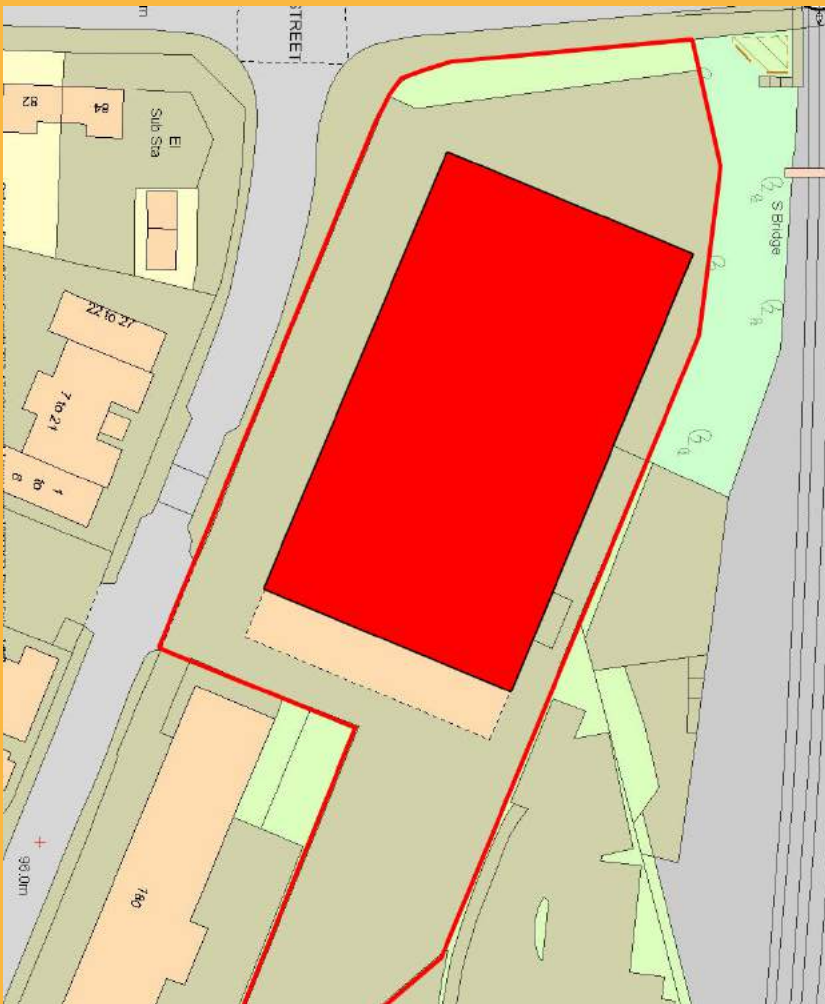


Unit 1 Newbold Road,

Rugby, CV21 1DH

 **0121 228 0000**
pallmallestates.co.uk

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



Description

Unit 1 Newbold Road is befitting of a significant industrial or distribution operation base, with the added potential of opening a direct rail link to the estate totalling 32,000 sq ft. The estate comprises of a 9,000 sq ft two storey brick built office, facing Newbold Road, with a 20,300 sq ft warehouse running behind it, parallel to the railway line and accessed via Wood Street. The warehouse has an eaves height of 12.6 ft (3.85 m) and to the rear has a full width covered canopy with access via one roller shutter door of 12.5 ft h by 10 ft w. There is a service yard of 3,000 sq ft and demised parking for 38 vehicles to the front, side and rear of the premises. The offices are currently subdivided, however the large floor plates with ample natural light offers much potential.

Approximate Distances

Destination	Diving distance, miles
Rugby Rail Station	0.7
M6, Junction 1	2.3
M45	4.0
M1, Junction 19	5.2

Unit Sizes

Unit	Sq ft	Sq m
Warehouse	20,300	1,885
Ground floor & first floor office	9,000	838
Rear canopy	2,700	250
Total	32,000	2,973

Features and Benefits

- Eaves height of 12.6 ft (3.85 m)
- Rear canopy and loading area
- Service yard of 3,000 sq ft (280 sq m)
- Parking for 38 vehicles
- Potential direct rail link
- Versatile and large office block
- M1, Junction 19, 5.2 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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