

UNIT 3 Europark

A5 WATLING STREET | RUGBY | CV23 0AL

www.europark.co.uk

AVAILABLE

Q1
2018



5,924 SQ FT (550.61 SQ M) **TO LET**

MODERN DETACHED UNIT

- Modern warehouse unit with good quality integral offices
- Blocked paviour, allocated parking and unloading areas
- Internal eaves height of 6m
- Electrically operated roller shutter door

Warehouse	4,510 sq ft	(419.1 sq m)
Ground floor office	707 sq ft	(65.8 sq m)
First floor office	707 sq ft	(65.8 sq m)
TOTAL (GIA)	5,924 sq ft	(550.61 sq.m)

SERVICE CHARGE

An estate service charge is payable towards the up keep of the estate and common areas

BUSINESS RATES

The current rateable value is £32,600. For further information please contact Rugby Borough Council (Tel 01788 554455).

EPC

The building has an energy rating of 70 (C).

TERMS

The property is available immediately on a new FRI lease with terms available on application from the agents.

VIEWING

Please contact the joint agents.

ANDREW COSNETT

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