

Triton Park

Brownsover Road, Swift Valley,
Rugby, CV21 1SG.

TO
LET



Located on the popular
Swift Valley Estate

Superb Access to J1 of M6

Units available
individually or in
combination

Modern Industrial / Business Estate
Units from 5,505 to 31,754 sq ft

SPECIFICATION

The property is a modern estate with a mix of terraced industrial/business units that offer the following:

- ◆ Steel frame construction
- ◆ Brick built elevations
- ◆ Metal clad roofs with inset roof lighting
- ◆ All units fitted with a full height roller shutter door
- ◆ Minimum eaves of 5.7m
- ◆ Two storey modern offices
- ◆ Kitchenette/WC Facilities
- ◆ Forecourt loading and parking
- ◆ Additional on site staff car parking





Postcode:
CV21 1SG

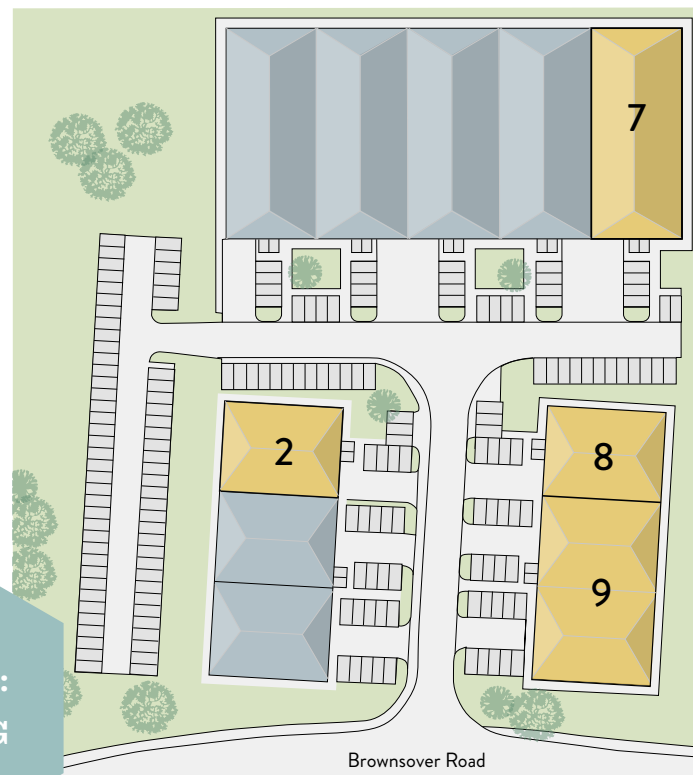
LOCATION

Triton Park is located on Rugby's prime industrial and distribution employment area, Swift Valley.

The location on the northern side of Rugby gives convenient access via the A426 to Junction 1 of the M6, which in turn provides access to the UK's motorway network including M1, M40, M45 and A14. Rugby Railway Station is on the West Coast mainline, with Euston being 54 minutes and Birmingham 39 minutes away.

● M6(J1)	1.5 miles
● M1(J19)	5 miles
● M45	5.5 miles
● Coventry	15 miles
● Birmingham	33 miles
● London	88 miles

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 10/24



AVAILABILITY

The following units are currently available:

	SQ FT	SQ M
Unit 2	5,505	511
Unit 7	9,754	906
Unit 8	5,505	511
Unit 9	10,990	1,021

BUSINESS RATES

Business Rates will be payable. Please rely on your own enquiries with the local authority.

SERVICE/ESTATE CHARGE

On application.

TERMS

New lease terms are available on application. The units are available individually or in combination.

FURTHER INFORMATION

All enquiries through the joint agents.



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