

# EUROPARK

A5 WATLING STREET | RUGBY | CV23 0AL

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AVAILABLE  
Q3 2025

UNIT 1

## TO LET

11,310 SQ FT (1,050.7 SQ M)

## MODERN INDUSTRIAL/ WAREHOUSE UNIT

- END OF TERRACE MODERN INDUSTRIAL UNIT
- 6M MINIMUM EAVES HEIGHT
- ALLOCATED CAR PARKING AND UNLOADING AREAS
- SITUATED ON OWNER MANAGED INDUSTRIAL ESTATE
- GOOD QUALITY TWO STOREY OFFICES

Warehouse	9,188 sq ft	(853.6 sq m)
Ground and first floor office	2,122 sq ft	(197.1 sq m)
<b>TOTAL (GIA)</b>	<b>11,310 sq ft</b>	<b>(1,050.7 sq m)</b>



### EPC

The building has an energy rating of 73 C.

### SERVICE CHARGE

An estate charge is payable towards the upkeep of the estate and common areas. Further details on request.

### BUSINESS RATES

The current rateable value is £75,500. For further information, please contact Rugby Borough Council.

### 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.



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