

EUROPARK

A5 WATLING STREET | RUGBY | CV23 0AL

www.europark.co.uk

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)
TOTAL (GIA)	11,310 sq ft	(1,050.7 sq m)



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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www.drakeandpartners.co.uk

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. 02/25

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