

COSFORD LANE | SWIFT VALLEY | RUGBY | CV21 1QN

ON THE INSTRUCTIONS OF  
**Rotherhill**

UNDER REFURBISHMENT – COMPLETION DUE  
**OCTOBER 2024**

**TO LET / FOR SALE**

**HIGH QUALITY, MODERN WAREHOUSE 52,499 sq ft (4,877 sq m)**

*Boundaries are indicative only*

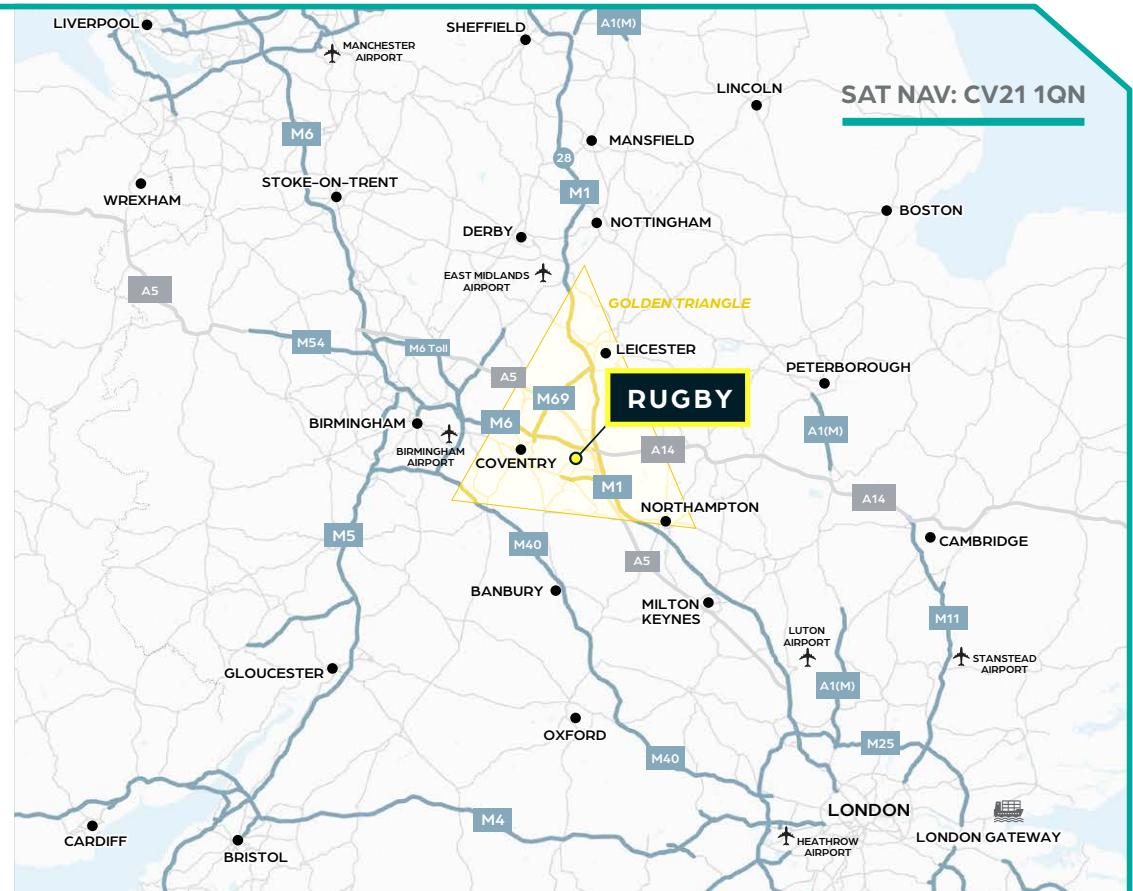
# Strategically located at the heart of the 'Golden Triangle' in the Midlands with excellent access to M1/M6

## LOCATION

Rugby is a key strategic town situated in the centre of the UK's motorway network, with easy access to the M1 and M6, as well as at the A5 and A14.

The property is situated at Swift Valley Industrial Estate, a prime industrial and distribution location within the heart of the Golden Triangle. Access to Junction 1 of the M6 is 2 miles to the north, providing direct connectivity to the region's motorway network.

Swift Valley is located 2 miles north of Rugby town centre and within easy walking distance of the local amenities at Elliot's Field and Junction One Retail Park. Local occupiers include DHL, Amazon, EVRI and Britvic.





**TO LET / FOR SALE**

### DRIVE TIMES

ROAD	MINS	AIRPORTS	MINS	RAIL FREIGHT	MINS	PORTS	MINS
M6 J1	5 mins	Coventry	23 mins	Daventry (DIRFT)	14	Avonmouth	124 mins
M1 J19	9 mins	Birmingham	31 mins	Hams Hall Rail Freight Terminal	35	London Gateway	126 mins
M45	13 mins	East Midlands	42 mins	Birch Coppice Rail Freight Terminal	41	Grimsby	138 mins
M42 J7	26 mins	Luton	68 mins	Castle Donington (EMG SRFI)	48	Liverpool	142 mins
M40 J12	37 mins	Heathrow	93 mins			Felixstowe	147 mins

## ACCOMMODATION

Description	Sq M	Sq Ft
Warehouse	4,223.34	45,460
Ground Floor Offices	325.12	3,499
First Floor Offices	328.87	3,540
<b>TOTAL</b>	<b>4,877.33</b>	<b>52,499</b>

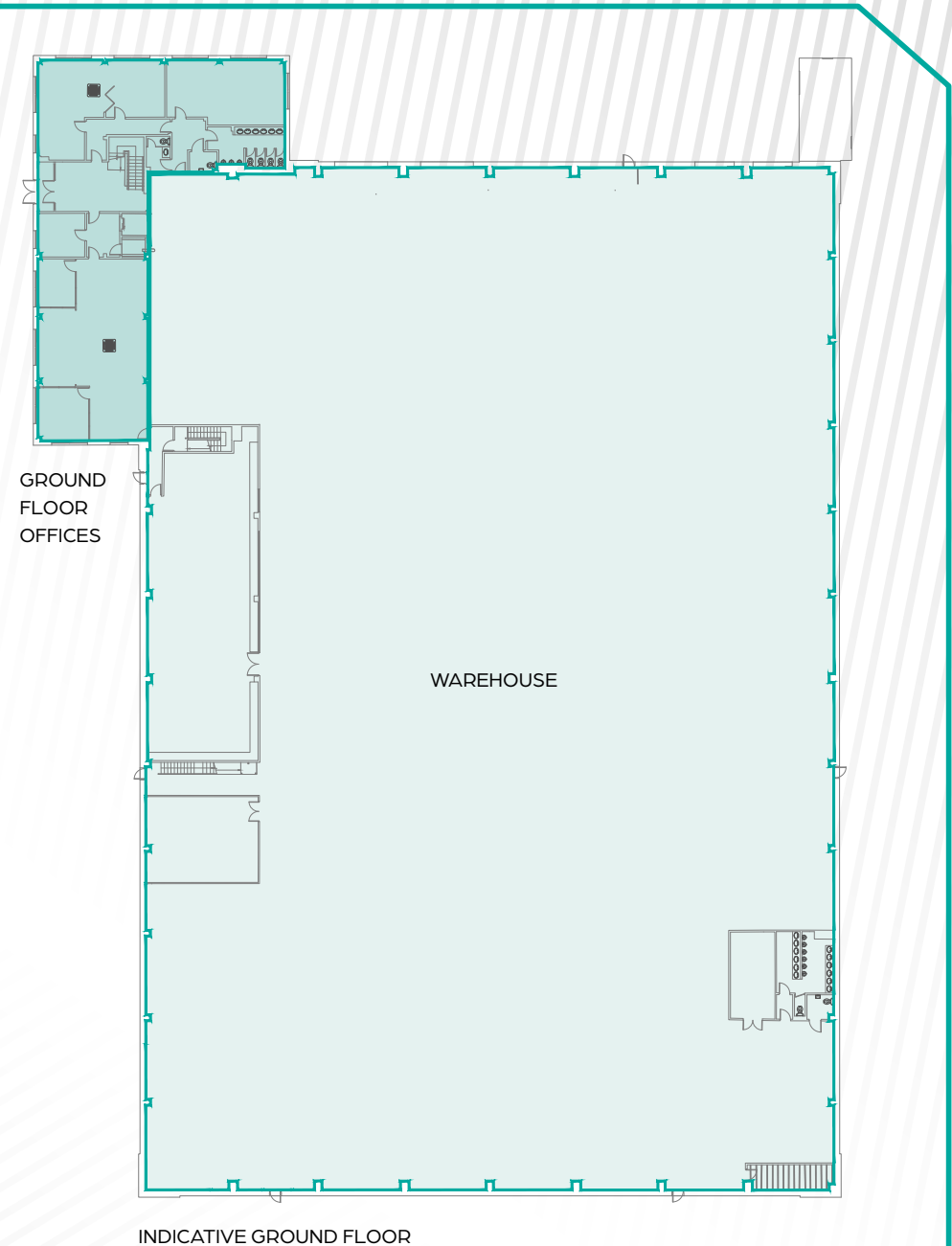
## EPC

Targeting a minimum rating of B36 on completion of the refurbishment works. An EPC analysis of how this is reached is available upon request.

There is an opportunity to achieve a higher EPC rating, tailoring the building to suit an individual occupier's ESG requirements.



Photo pre-refurbishment



## REFURBISHMENT

Comprehensive refurbishment works are now underway with practical completion due in October 2024. A full suite of warranties and product guarantees will be available. These include consultant warranties for the professional team involved in the refurbishment work, and a 25 year guarantee on roof works. Further details available upon request.

## SERVICES

We understand mains Water, Gas and Electrics are connected to the building. Occupiers are advised to make their own enquiries in this regard.

## ASKING TERMS

To Let / For Sale. Guide terms are available on request. Please contact the joint agents for further information.

## BUSINESS RATES

The property has a current Rateable Value of £255,000.

## SERVICE CHARGE

There is a nominal service charge for the property. Further information available upon request.

## VAT

Figures quoted are exclusive of VAT unless stated otherwise.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## ANTI MONEY LAUNDERING

Where required, prospective purchasers/tenants will be required to provide anti money laundering information.

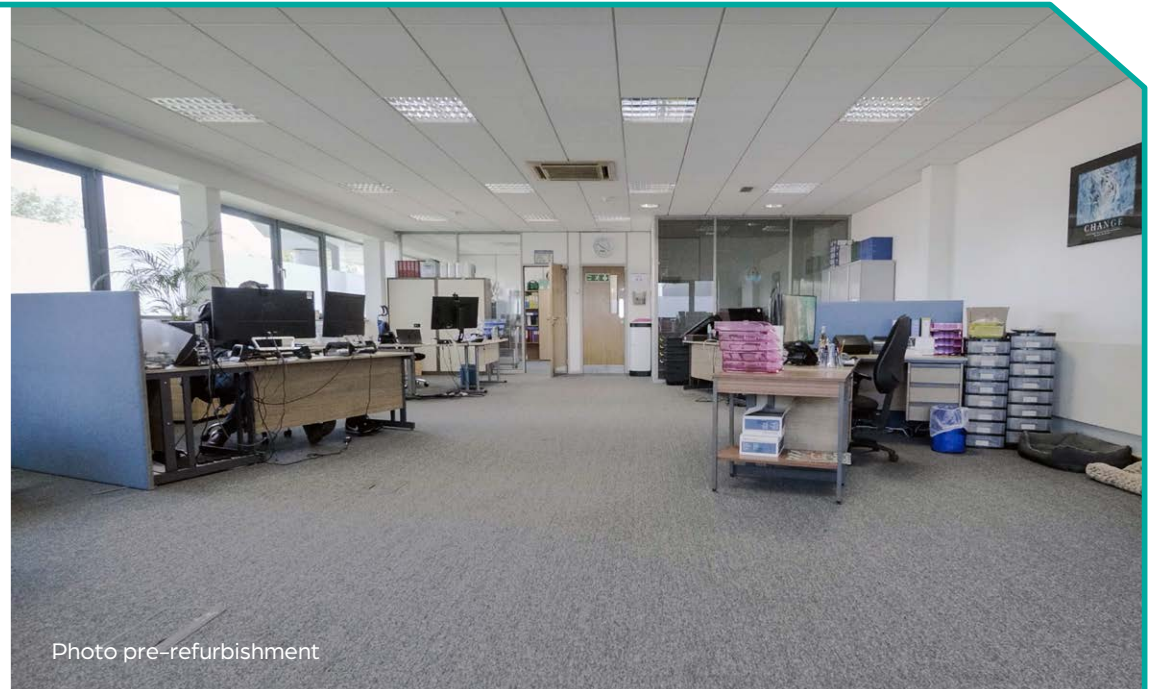


Photo pre-refurbishment



Photo pre-refurbishment

# SPECIFICATION



2 DOCK LEVEL  
LOADING DOORS



SELF-CONTAINED  
LOADING YARD



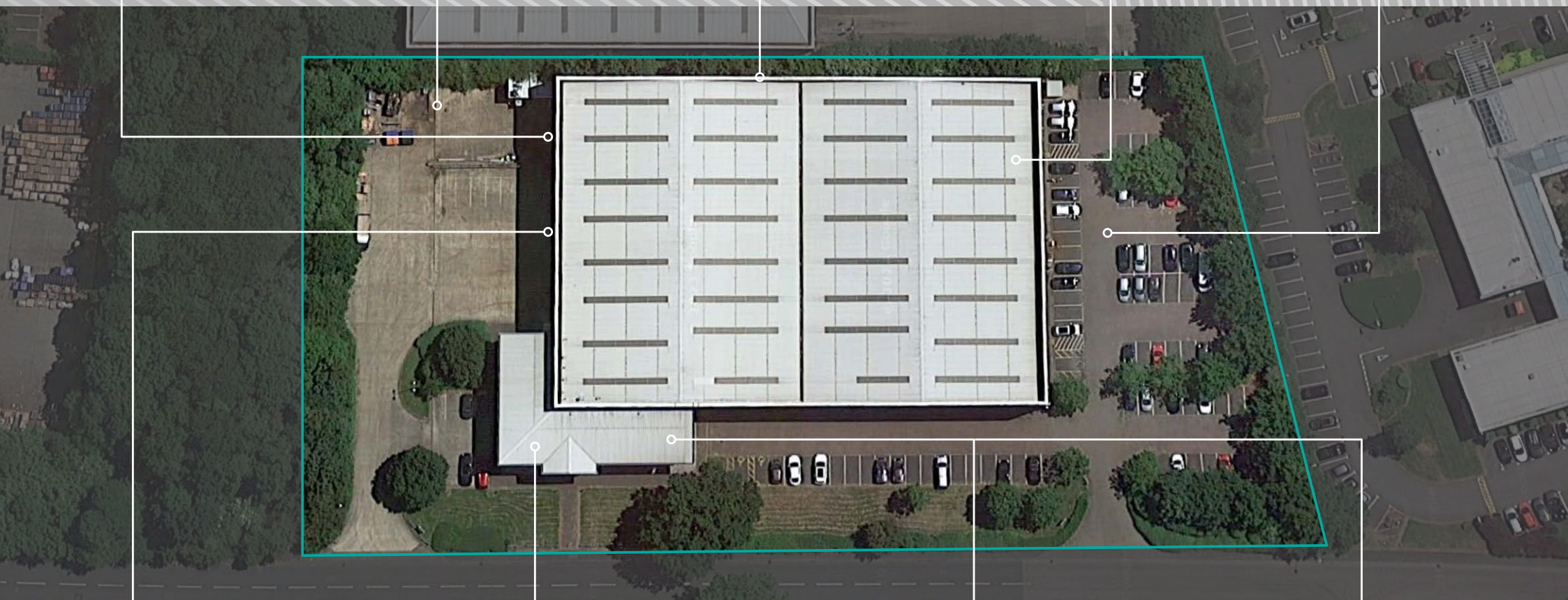
8M EAVES  
HEIGHT



350KVA OF  
POWER



100 CAR PARKING  
SPACES



2 GROUND LEVEL  
LOADING DOORS



TWO STOREY OFFICE  
ACCOMMODATION



SUSPENDED CEILINGS  
AND RECESSED LIGHTING



KITCHEN AND  
WC FACILITIES



## FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole agents.



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