TO LET ON NEW LEASE – SALE CONSIDERED

Unit C Swift Park
Rugby
CV21 1DZ

• 66,570 sq ft warehouse / industrial including 6,230 sq ft office content •
• Approximately 1 mile S.E J1, M6 •
• 8m eaves •
• Excellent service yard and parking •
Location

Swift Park is a very well-established distribution warehouse area enjoying an excellent location being approximately 1 mile to the south east of Junction 1 of the M6 Motorway. This accessibility to the M6 provides Swift Park with good accessibility to the M69, A45 and A5 trunk roads; it is also particularly well located for the A14 route to the east coast ports.

Rugby itself also enjoys the benefit of frequent train services to London Euston.

Description

Unit C Swift Park comprises a self-contained warehouse building having a total GIA of 66,570 sq ft. This includes a two storey office content to the front of the building having a GIA of 6,230 sq ft.

The warehouse area is of steel portal frame construction with an eaves height to the underside of the portal haunch of 8 metres. The warehouse is heated with gas fired warm air blowers units. The warehouse also has the benefit of 6 tailgate loading bays including 1 dock loader and 2 level access loading doors.

The office content provides a combination of individual rooms and a number of more open plan office areas.

Externally, the property has the benefit of a large, self-contained service yard and also a separate car park serving the office content.

Planning

We understand that the property has the benefit of B8 planning consent for warehouse use. Interested parties are however, recommended to make enquiries of the planning department of Rugby Borough Council to ensure that their use conforms with the current planning permission.

Business Rates

The Valuation Office Agency Website indicates that the business rateable value is £317,500.

Tenure

Unit C, Swift Park, is currently let to Draka by way of a lease which expires in July 2015.

The landlord has however, confirmed, without prejudice, that they would be prepared to grant a new lease in respect of the property for a term to be agreed. The quoted rental for the new lease is £332,850 per annum exclusive.

Draka have indicated that they would be prepared to surrender their current leasehold interest in the property in the event that terms for a new lease are agreed prior to their lease expiry date.

The owner has also indicated that they would consider a sale of the property.
Further Information / Viewing

For further information on Unit C Swift Park or to arrange an appointment to inspect the property, please contact either of the joint agents:

Sam Sutton  Andrew Wall

Wareing & Company  01926 430700
38 Holly Walk  Royal Leamington Spa  Warwickshire  CV32 4LY

IMPORTANT NOTICE
All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:

- All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Information on tenure or tenancies has been provided to us in good faith by the vendor/lessor of the property. Prospective purchasers/lessees are strongly recommended to have this information verified by their solicitors. Information on rating assessments and Town & Country planning matters has been obtained by verbal enquiry from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease. All information on the availability of mains services is based on information supplied to us by the vendor/lessor. All other statements regarding service installations, including apparatus, fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition. No investigations have been made to verify if any equipment, plant, machinery or services in or on the premises are compliant. All prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government’s website www.communities.gov.uk/epbd.

**Energy Performance Asset Rating**

- **A+** More energy efficient
- **A** 0-25
- **B** 26-50
- **C** 51-75
- **D** 76-100
- **E** 101-125
- **F** 126-150
- **G** Over 150 Less energy efficient

**Technical Information**

- **Main heating fuel:** Natural Gas
- **Building environment:** Heating and Natural Ventilation
- **Total useful floor area (m²):** 6013
- **Building complexity (NOS level):** 3
- **Building emission rate (kgCO₂/m²):** 93.45

**Benchmarks**

Buildings similar to this one could have ratings as follows:

- **20** If newly built
- **54** If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.