



For Sale

Light Industrial Premises

Unit 5, 180 Wood Street, Rugby, Warwickshire, CV21 2TS

HOWKINS &  
HARRISON

## Unit 5, 180 Wood Street, Rugby, Warwickshire, CV21 2TS

A two-storey light industrial commercial property with offices, workshop and secure parking area close to the centre of Rugby town.

**GIA: 307 sq.m / 3,308 sq.ft**

### Guide Price

Available for £370,000 + VAT

Freehold with Vacant Possession upon completion.

### Property Highlights

- Strategic 'Golden Triangle' location and excellent access
- Workshop, Offices and Parking Area.
- Close proximity to Rugby mainline Railway Station
- Extending to approximately 0.15 acres (598.89sq.m) in all.

### Situation

The property is located on Wood Street in Rugby, primarily a residential street with a blend of Victorian-era dwellings on the southern side and commercial/industrial on the north side. Located approximately 0.7 miles north of Rugby Town Centre, it offers convenient access to local amenities.

Rugby is a rapidly growing town situated within the "Golden logistics triangle" an area renowned for optimal distributional capabilities across the UK. Rugby is in the centre of the UK's motorway network with easy access to the M1 and M6, as well as the A5 and A14. Rugby Railway Station is 0.5 miles away from the subject property offering regular services to London within 53mins and Birmingham within 30mins.

The Town's industrial prominence is further underscored by the presence of major facilities such as the Hermes 'Midlands Super Hub', the largest parcel delivery depot of its kind in the UK. Additionally, the nearby Daventry international Rail Freight Terminal (DIRFT) enhances Rugby's connectivity, offering extensive rail freight services that compliment its road transport links.



## Description

The property comprises a workshop area, offices/store rooms and a parking area. The property was last used for motor vehicle repair & refitting, and before that, for martial arts classes.

The workshop area extends to approximately 146.83 sq.m and benefits from a roller shutter door on the north side. There are 8 office/store rooms over two storeys on the western end of the property, with a W.C on the first and second floors. The workshop can be accessed via a right-of-way on the south-east side of the building.

In all, the red-line boundary extends to approximately 598.89 sq.m / 6446 sq.ft

## Town & Country Planning

The property is understood to have planning consent for its current use (Use Class B2).

The property previously had a change of use application approved in 2011 to Use Class D2 (now Use Class E). For further information on the planning, please contact Rugby Borough Council.

## Rights of Way/Encumbrances

The rear of the property is accessed via a right-of-way over land owned by Unit 1. There is a right-of-way to the front of the property, adjacent to Wood Street.

The meters for Units 1-5 are situated within the red line boundary of the subject property, and these occupiers will have access rights to check these.

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the property whether disclosed or not.

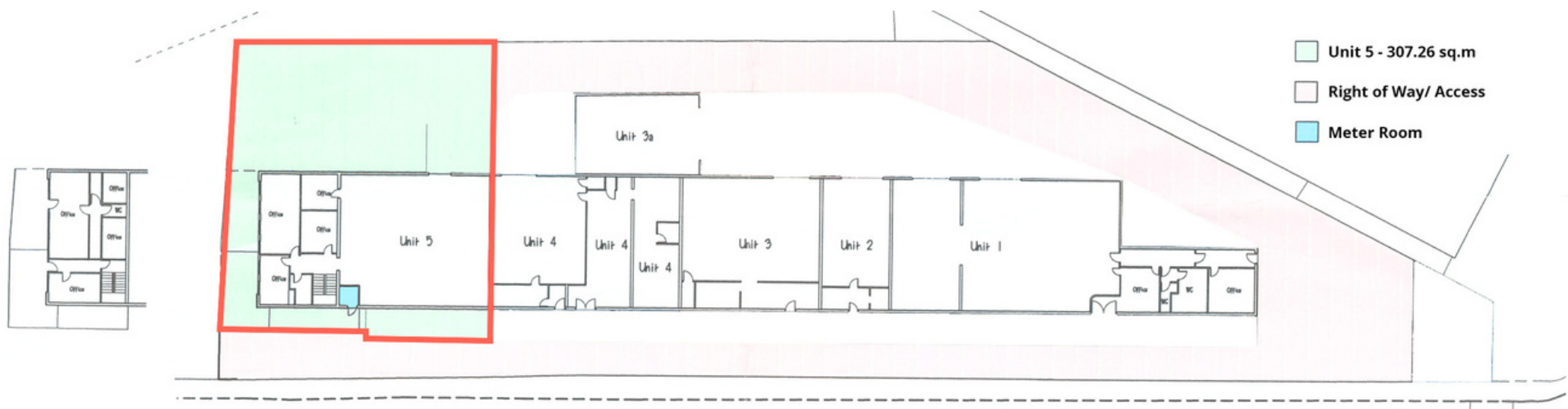
| Description | SQ Metres GIA | SQ Feet GIA |
|-------------|---------------|-------------|
| Unit 5      | 307.26        | 3,308       |

## Tenure

Unit 5 is offered freehold with vacant possession.

## Services

We understand this property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services.



## EPC

To be confirmed.

## Service Charge

To be confirmed.

## Business Rates

| Unit   | Use                   | Rateable Value |
|--------|-----------------------|----------------|
| Unit 5 | Workshop and premises | £19,500        |

Potential Purchasers should make enquiries with the local authority in respect of the rates.

## Legal Costs

Each party to bear their own legal costs incurred.

## VAT

The property is being sold subject to VAT.

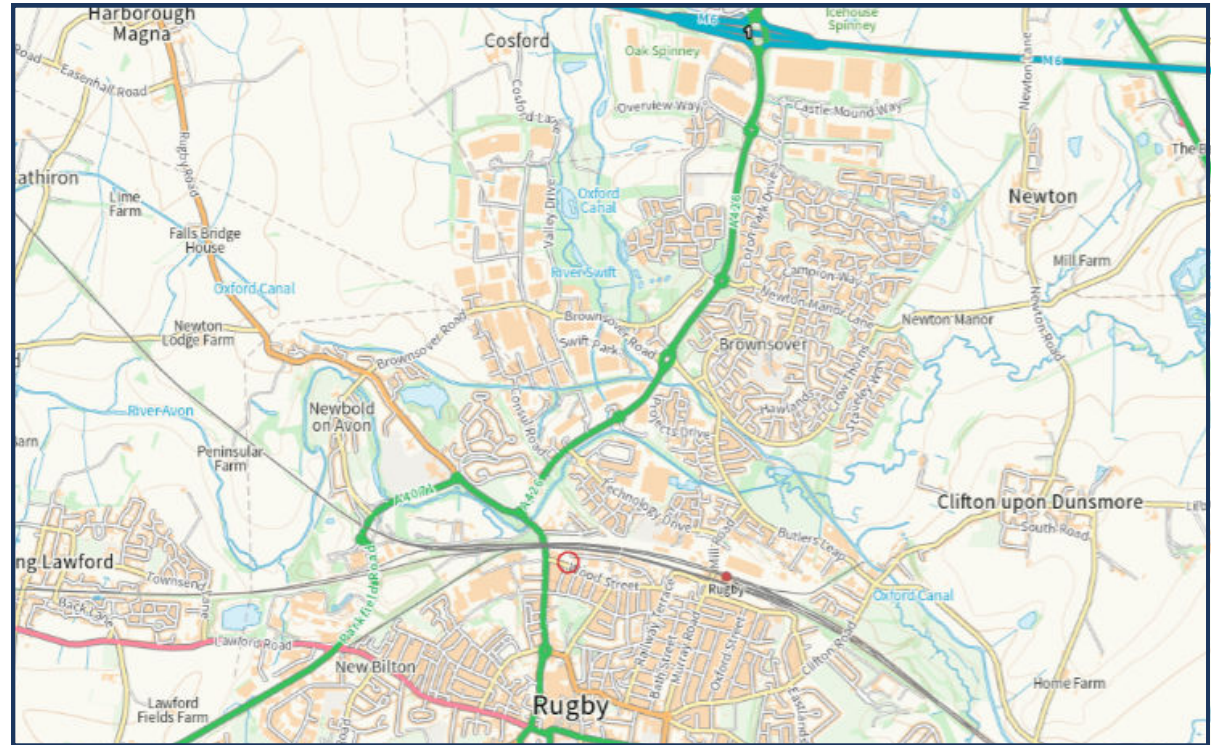
## Anti Money Laundering Regulations

We are required under due diligence, as set up under HRMC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser prior to accepting an offer on a property.

## Viewing

All viewings and information to be obtained by the sole agents, Howkins & Harrison.

Alex.Brown@howkinsandharrison.co.uk | P: 01788 564674



## Travel Distances

- M1 J19 - 4 miles
- Birmingham Airport - 21 miles
- Rugby Railway Station - 740 metres
- M6 J1 - 2 miles
- Birmingham - 28 miles
- Coventry - 14 miles
- A14 - 4 miles
- M69 - 8 miles
- Central London - 77 miles

### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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