



To Let: Industrial Unit
60 Somers Road, Rugby, Warwickshire, CV22 7DH

HOWKINS &
HARRISON

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**60 Somers Road, Rugby, Warwickshire,
CV22 7DH**

GIA: 3,263 sq ft (303 sq m)

**Excellent opportunity to lease an Industrial / Trade Counter /
Warehouse Unit in the popular Somers Road Industrial Estate.**

Asking Rent: £22,000 per annum

Features

- Freehold investment opportunity
- Prominent high street location
- Potential for growth and/or alternative use subject to planning
- Well-established tenants

Location

The subject unit is situated on the west side of Rugby Town, Warwickshire, on the Somers Road Industrial Estate.

Somers Road Industrial Estate is a prominent and well-established industrial hub located to the west of Rugby town center. Renowned for its excellent transport links and diverse range of businesses, it hosts a variety of trade counter occupiers and light industrial operations, such as Travis Perkins, Jewsons, Howdens, Wolseley, Eurocell, Dulux.

The Property is situated within the "Golden Triangle." This region, defined by the M1, M6, and M45, and A14, provides businesses with an excellent strategic advantage for distribution (90% of the country's residents can be reached within four hours' drive from this location). Furthermore, the unit's proximity to Rugby town centre ensures that staff have convenient access to essential local amenities, including shops, services, and dining options, balancing high-level operational efficiency with everyday practicality.





Description

The Property comprises a 3,263 sq.ft light industrial / trade counter warehouse of brick construction within a steel frame in the popular Somers Road Industrial Estate, with an end-of-terrace position, comprising of open plan workshop space on the ground floor, a FF office facility, reception room and W.C.'s. There is potential to develop a mezzanine above the W.C space.

The unit benefits from full height loading doors, with separate pedestrian entrance secured by a manual 4.64m-tall roller shutter, concrete floor and LED Lighting. To the front is a shared yard area with allocated parking.



Services

The property benefits from single and three phase electricity, water and drainage. The unit is metered, and the prospective tenant will be responsible for the payment of all utilities from the date of occupation.

Please note that Howkins & Harrison have not tested the availability or adequacy of the services, but it is assumed that the supplies are sufficient for its proposed use.

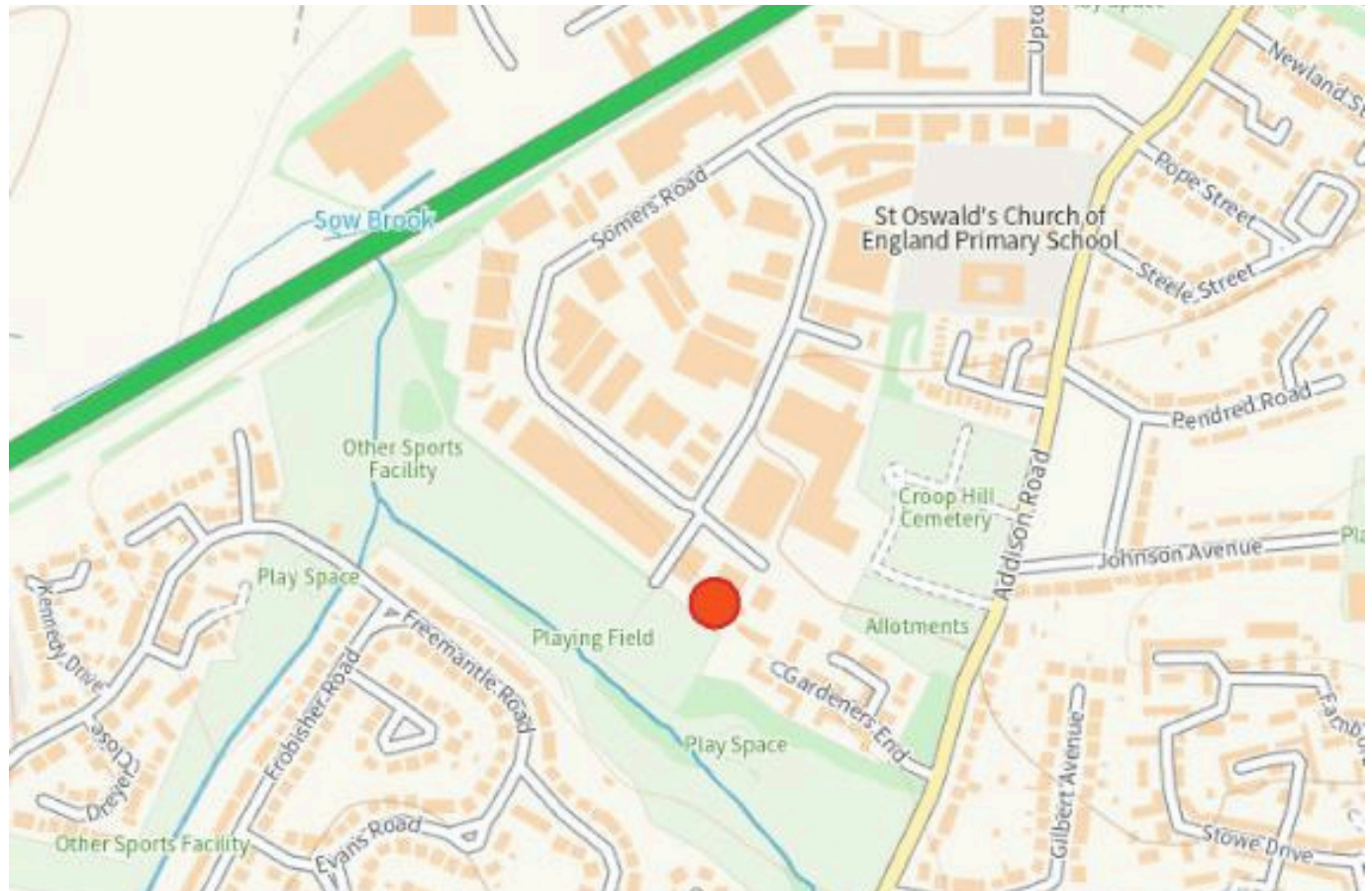
EPC

The current EPC for the property is D (84) and is valid until 4 September 2034.

Viewing

Viewings strictly by prior appointment with sole agents Howkins & Harrison LLP.

Please contact Alex Brown on:
alex.brown@howkinsandharrison.co.uk or
01788 564674.



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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