



TO LET

**A5 Watling Street, Kilsby, Rugby,
CV23 8YE**

Rent: £26,000 per annum exclusive

- Fenced Open Storage Site
- Close to DIRFT and J18 of the M1
- Rough Surfaced Yard Area and Detached Building
- Circa 0.75 acres (3,000 sq m)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICS[™]
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Location

The Underacre is located on the A5, approximately 1 mile north of J18 of the M1.

Description

This is a rough surfaced open storage site, with profile sheet clad building. There is gated access onto a lay-by on the A5 Watling Street.

Accommodation

The site comprises rough surfaced yard, with an area understood to be circa 0.75 acres (3,000 sq m)

Services

We understand that all mains services are not connected to the site and applicants should make their own enquiries based on their own requirements.

Energy Performance Certificate

An EPC will be made available on request.

Business Rates

The rateable value in the 2017 Rating List is £8,400 and the rates payable for the year 2020/21 are £4,191.60

Planning

We understand that the premises have planning permission for Storage Use. Applicant should make their own enquiries of the local planning authority.

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £26,000 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Value Added Tax

The owner reserves the right to charge VAT on rents, if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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