



# To Let

**22 Somers Road, Rugby, CV22  
7DH**

**Rent: Commencing at £40,000 per  
annum exclusive**

- Multi-purpose unit on a secure site.
- Private Yard and Parking
- Class B use
- Suitable for Trade Counter Use [STP]
- NIA: 450 sq m (4844 sq ft)

**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](mailto:agency@georgeandcompany.co.uk)

**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS

## Location

The property is located on Somers Road. A well-established industrial estate position containing a range of property styles to include trade counter uses, warehousing and office premises.

Positioned on the outskirts of Rugby town centre, Somers Road is in proximity to Rugby's western relief road and to the M6, M1/A5 and A45, M45, M40.

Rugby is situated 35 miles to the southeast of Birmingham and some 80 miles to the north of London.

## Description

22 Somers Road is a detached steel portal frame industrial/warehouse building having brickwork lower parts and profile sheet roof covering and upper cladding. The layout of the property includes single storey offices to the frontage with the remainder forming open plan warehousing/workshop.

The property benefits from a perimeter fencing and security gate at the site's entrance creating a secure parking and yard area.

## Accommodation

The accommodation briefly comprises:-

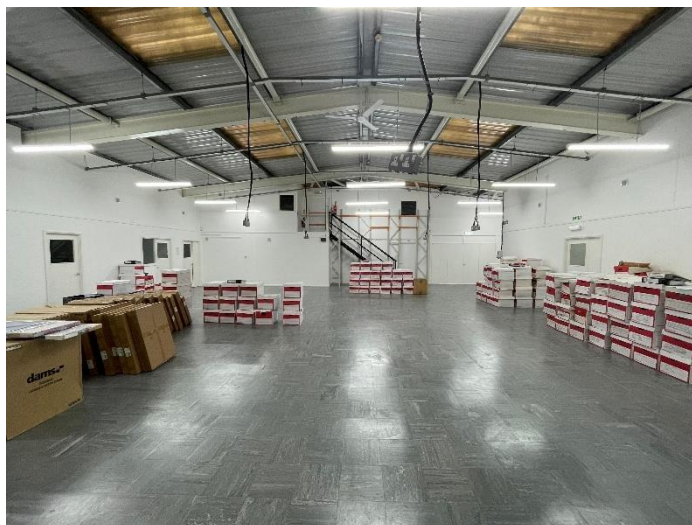
Warehouse                      362 sq m                      (3897 sq ft)

Partitioned offices,  
Kitchen and WC                      88 sq m                      (947 sq ft)

Yard (Circa):                      1000 sq m                      (10764 sq ft)

## Business Rates

The rateable value in the 2026 Rating List is £35,250.



These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Services

We understand that mains electricity, water and drainage are connected to the premises.

*George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.*

## Energy Performance Certificate

The property has an energy rating of 76(D). The certificate expires November 2032

## Planning

We understand that the current permitted use for the premises is Class B use.

## Tenure

Available to let by way of a new full repairing and insuring lease for a minimum term of 10 years at a commencing rent of £40,000 pax for the first year, increasing to £45,000k pax in the second year

## Legal Costs

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

## VAT

The property is elected for VAT and VAT will be charged on the rent at the prevailing rate.

## Viewing

Strictly and only by prior arrangement through the sole agents:

### George and Company (Surveyors) Ltd

62 Regent Street  
Rugby CV21 2PS

Tel: 01788 554455

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

