



# TO LET

22 Butlers Leap, Rugby CV21 3RQ

Rent: P.O.A

- Workshop and Secure Yard
- B2 General Industrial Use
- Suitable for Trade Counter Use [STP]
- GIA: 314.1 sq m (3,381 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**  
Regulated by RICS

## Location

Butlers Leap is an established industrial location approximately 1 mile northeast of Rugby town centre and is a main thoroughfare linking the new Houghton estate with the Leicester Road. It is strategically situated within a few minutes' drive of the surrounding major road networks (M1, M6, A14 & A45).

Nearby occupiers include, Lisi Aerospace, Tool Station and MKM Building Supplies.

## Description

A semi-detached workshop building, of traditional brick construction under a pitched asbestos sheet roof. Comprising of a workshop, two offices, mezzanine and welfare facilities.

The property benefits from roller shutter access to the front. There are approximately 6 parking spaces to the front elevation. The rear yard is available via a roller shutter to the side elevation.

## Accommodation

The accommodation briefly comprises:

Workshop and Offices	290.6 sq. m	(3128 sq. ft)
Kitchen and WC	7.5 sq. m	(81 sq. ft)
Lobby and WC	16.0 sq. m	(172 sq. ft)
Rear Yard	449 sq. m	(4833 sq. ft)

## Services

We understand that mains electric, water and drainage services 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 energy efficiency rating is 80(D). Expiring September 2033

## Business Rates

The rateable value in the 2023 Rating List is £18,000

## Planning

We understand that the premises has planning permission for B2 General Industrial Use and would suit use as a trader counter [STP]

## Tenure

Available immediately by way of a new effective Full Repairing & Insuring lease on terms to be agreed.

## Legal Costs

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

## Value Added Tax

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

## Viewing

Strictly and only by prior arrangement through the sole agents:

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