



# TO LET

## Storage Unit, Draycote Hotel, CV23 9LF

### Commencing Rent: £16,500 PA Exclusive

- Standalone Storage unit
- Roller Shutter Access
- Located off the A45
- GIA: 152.83 sq m (1,645 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)

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Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

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

## Location

The property is situated at Storage World, accessed via the road serving the Draycote Hotel, just off London Road (A45), to the south-west of Rugby town centre.

The location provides convenient access to the A45, which in turn links with the A426 and the wider regional motorway network, including Junction 18 of the M1 motorway approximately 6 miles to the east.

The property is located approximately 5 miles south-west of Rugby town centre and approximately 1.4 miles from the village of Thurlaston.

## Description

The property comprises a detached industrial/workshop unit of steel portal frame construction with profile metal clad elevations beneath a pitched profile sheet roof.

Loading access is provided via a roller shutter door to the front elevation, facilitating vehicular access for loading and unloading, together with separate personnel access.

## Accommodation

The accommodation briefly comprises (NIA): -

The accommodation comprises an open warehouse space, currently with small mezzanine.

The Gross Internal Area is -

Storage	152.83 sq. m	(1,645 sq. ft)
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## Business Rates

The rateable value in the 2026 Rating list is £7,000

## Services

We understand that mains' electricity and water are connected to the property.

## Energy Performance Certificate

The property has an energy efficiency rating of 73 (C)

## Tenure

The suite is available on a new lease on terms to be agreed at a commencing rent of £16,500 per annum exclusive.

## Service Charge

Further details are available on request.

## Legal Costs

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

## VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

## Viewing

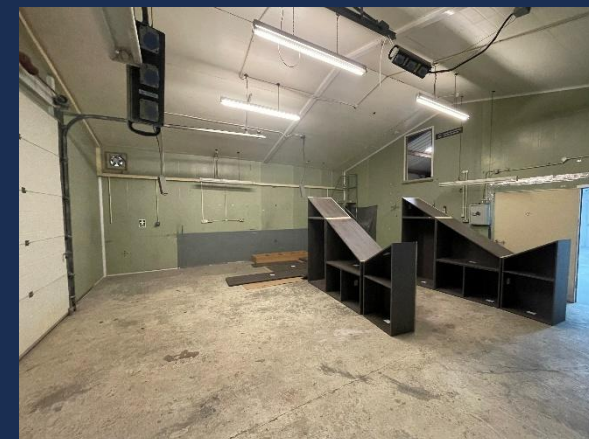
Strictly and only by prior arrangement through the sole agents:

### George and Company (Surveyors) Ltd

62 Regent Street  
Rugby CV21 2PS

Tel: 01788 554455

Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)



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