

To Let

Unit Sizes 3,000 – 42,441 sq ft
(278 – 3,943 sq m)

Rugby

Midland Trading Estate,
Consul Road,
Rugby CV21 1PB

- Refurbished
- Internal Office Accomodation
- Large communal car park
- Loading and unloading facilities to all units
- Easy access to M6 and M1 Motorways



To Let

Midland Trading Estate, Consul Road, Rugby. 3,000 – 42,441 sq ft (278 – 3,943 sq m)



Description

The Midland Trading Estate is situated off the A426 Leicester Road on the northern outskirts of Rugby, approximately 1.5 miles south of Junction 1 of the M6 motorway and four miles west of Junction 19 of the M1 motorway. The subject property forms part of the Swift Valley industrial area, now Rugby's largest employment area. Car parking, loading and unloading facilities are available to all the units.

Leases

We are able to offer a range of commercial leases to suit individual needs.

These are our standard range of products, but we can also provide a specific contract that will suit your needs. We aim to make leasing a simple process on all our products allowing you to take occupation in days.

Viewing/Enquiries

For further information or to arrange a viewing, please contact Industrious on

0800 731 71 70

or contact our appointed agents.



Industrious Property supports the aims and objectives of the Commercial Leases Code of Practice for England and Wales. A copy of the code may be obtained from your advisors or direct from RICS Business Services Ltd, Royal Institution of Chartered Surveyors, 12 Great George Street, London SW1P 3AD. You should be aware that The Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions or through the website www.commercialleasecodeew.co.uk



For the established business that is looking to secure their future, we offer 10 year plus institutional style leases with reviews every 5 years, and 3 or 5 year fixed term leases without rent reviews all at a market based rent. These leases are subject to a separate service charge to cover the upkeep of the whole estate to a high standard, and you will be responsible for the repair and maintenance of your own property.



For newer businesses who want flexibility we offer our unique Flexilet lease which is a simple "Easy in – Easy out" contract which offers flexibility where you may leave by giving 3 months written notice at any time after 12 months occupation. There are no hidden extras: your rent includes buildings insurance, service charge, and external repair/redecoration – you simply leave the premises in the condition they were given to you.