



173,639 SQ FT

WAREHOUSE/  
DISTRIBUTION  
UNIT TO LET

AVAILABLE Q2 2020

MILL  
ROAD  
RUGBY



LOCAL  
OCCUPIERS



WITHIN THE  
GOLDEN TRIANGLE



ESTABLISHED  
BUSINESS LOCATION



17 DOCK LEVEL  
1 GROUND LEVEL



52M MAX  
YARD DEPTH



3.5 - 12M  
EAVES HEIGHT



C.7,500 PALLET  
LOCATIONS WITH  
HIGH BAY



FULLY FITTED  
OFFICE SPACE



WAREHOUSE LIGHTING  
& HEATING IN SITU



ON-SITE TRAILER  
PARKING

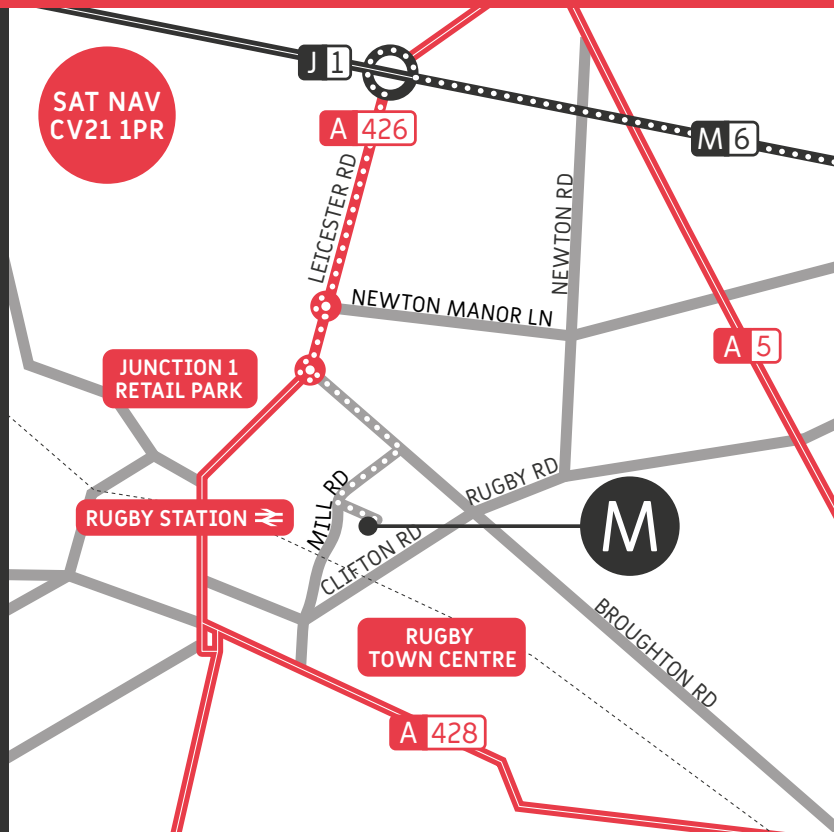
## MILL ROAD

Mill Road Rugby provides a rare opportunity to acquire 'cost effective' industrial & logistics accommodation benefiting from existing fit-out and within an established distribution location.

Junction 1 of the M6 is only 2.5 miles away providing easy access to the nearby M1 and M69 motorways and the A14 (A1 / M1 link), which gives access to the East Coast ports. Rugby's mainline station, adjacent, provides a regular direct service to London.

## FLOOR AREA

FLOOR	SQ FT	SQ M
High Bay Warehouse	62,575	5,813.40
Mid Bay Warehouse	74,825	6,951.47
Dispatch warehouse	22,655	2,104.71
Offices	11,535	1,071.63
Transport Offices	1,869	173.63
Gatehouse	180	16.72
<b>Total GIA</b>	<b>173,639</b>	<b>16,131.59</b>



## LEASE TERMS

Available on request from the joint letting agents.



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