

To Let QUALITY OPEN STORAGE LAND



Boots Farm, Bourton on Dunsmore, Rugby, CV23 9QQ

- 0.5 to 3 Acre Site
- Easy access to A45/M45
- Secure site
- Onsite welfare

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www.avisonyoung.co.uk

Location

The site is located approximately 5 miles to the southwest of Rugby Town Centre, and approximately 10 miles to the southeast of Coventry City Centre. The surrounding area is primarily made up of agricultural land holdings with a range of commercial occupiers in the vicinity including McDonalds, Mitchell Potatoes Ltd, Bernhards Nurseries and Dobbies Garden Centre.

The open storage land benefits from excellent links to the regional and national road networks via the A45 which is located approximately 1 mile to the northeast. In turn it leads directly to the M45 and A46 close by.

Specifically, the land is located at the junction of Main Street and the B4453 (Straight Mile).

Description

The site provides a range of commercial buildings and plots currently occupied by a number of different uses. The well managed multi-let estate benefits from a secure barrier/gated entry system together with use of shared WC and showering facilities which have recently been extended and refurbished.

The open storage land provides plots of 0.5 to 3 acres with a mixture of hardcore, concrete and tarmac surfaces.

Access to mains power and water available by negotiation.

The site provides:

- Immediately Available (subject to size required)
- Excellent access to the A45/M45
- Way-finding lighting to perimeter (no additional charge)
- Hard standing surface
- 24/7 access 365 days a year
- Mains electricity connection
- Security gates and site monitoring
- Use of refurbished communal welfare facilities
- Potential to take on adjoining compact units (subject to availability)

Terms

The land is available as a whole or in part by way of a new lease for a term of years to be agreed.

Rent on application.

Occupational Costs

There is a service charge payable by the tenant to the landlord equivalent to 2.5% of the annual rent. This will contribute to the upkeep and maintenance of any shared or common areas.

Business Rates

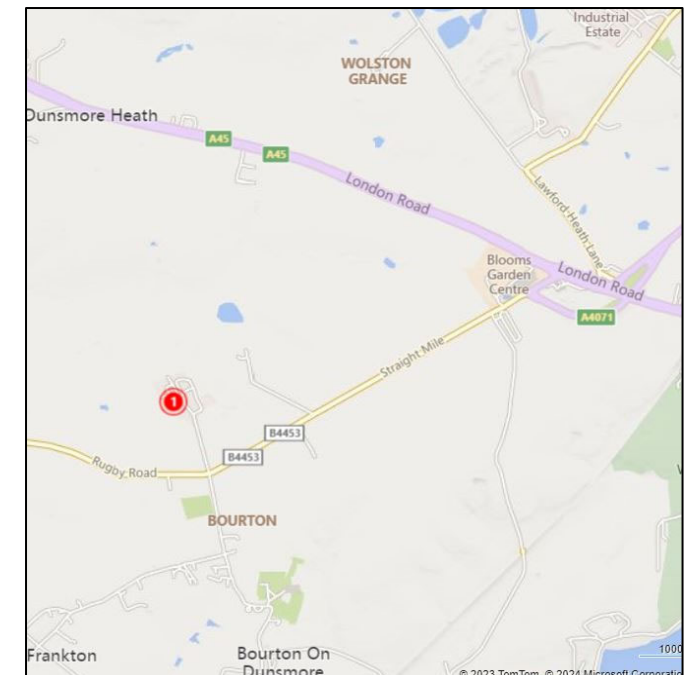
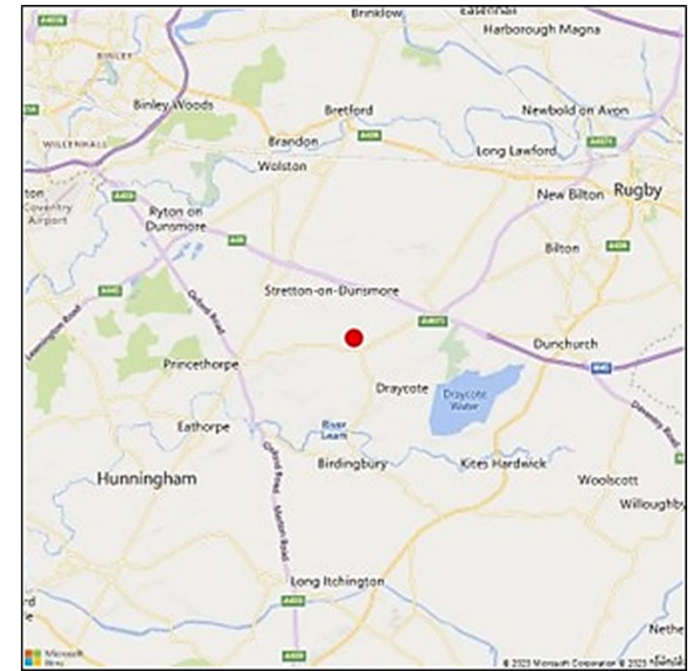
The tenant will be responsible for the payment of any business rates, from the date of lease completion. The accommodation is not currently assessed.

VAT

VAT at the prevailing rate will be payable, subject to the Landlord choosing to elect the property for VAT, which they plan to investigate imminently

Legal Costs

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





Further Information & Viewing

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