

# Central Park, Pelham Road

Rugby CV23 0PB

Warehouse | 4,220 ft<sup>2</sup>



Haunch height of 5 meters



Loading door to front elevation



Internally constructed offices



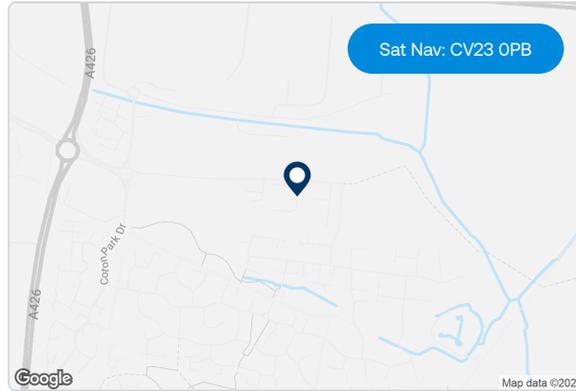
Close to the M1/M6



EPC Rating C

Available to Let





## Description

Newly decorated mid terrace premises. Externally the unit has a shared loading and parking area with vehicular access via a roller shutter door. Ground floor and first floor accommodation internally, comprising open plan offices with kitchenette and w.c.'s. The warehouse benefits from a concrete floor and a haunch height of 5 meters.

## Location

Central Park, Rugby is situated adjacent to Junction 1 of the M6 Motorway and close to the M1/M6/A14, providing excellent road way connections.

## Further information

EPC  
Rating C

Terms  
Available on new full repairing and insuring leases.

Legal costs  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit 6	Size (sq ft)	Size (sq m)	Availability
GF Warehouse, Office & Ancillary	3,320	308	Immediately
FF Offices	900	84	Immediately
<b>Total</b>	<b>4,220</b>	<b>392</b>	-
Mezzanine	600	56	Immediately

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