

TO LET

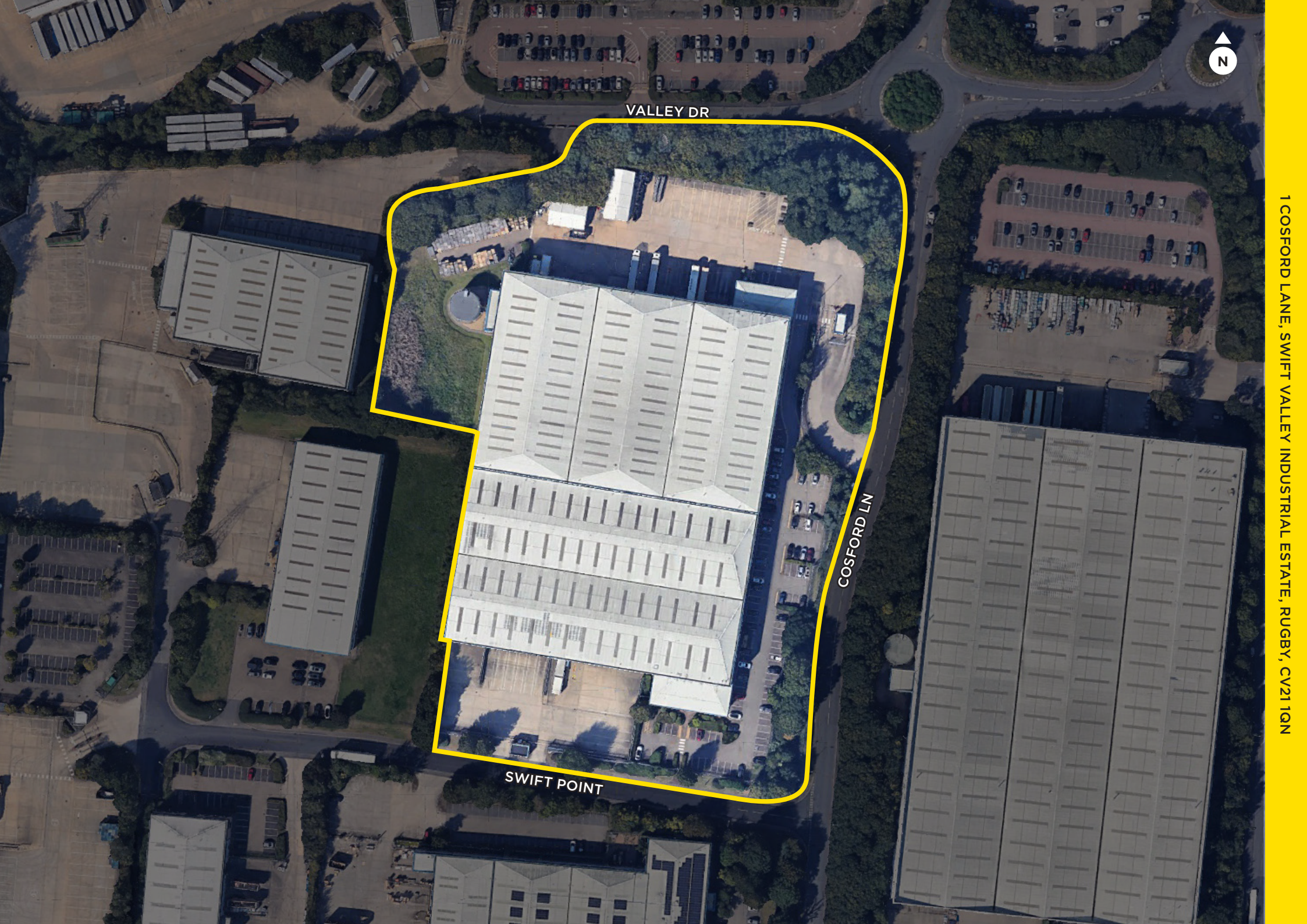
1 Cosford Lane

SWIFT VALLEY INDUSTRIAL ESTATE, RUGBY CV21 1QN

savills

CROSS-DOCKED WAREHOUSE PREMISES | -80,000 - 162,066 SQ. FT. GIA





VALLEY DR

COSFORD LN

SWIFT POINT

1 COSFORD LANE, SWIFT VALLEY INDUSTRIAL ESTATE, RUGBY, CV21 1GN

Location

Rugby is a key strategic town situated in the centre of the UK's motorway network, with easy access to the M1 and M6, as well as the A5 and A14.

The property is situated at Swift Valley Industrial Estate, a prime industrial and distribution location within the heart of the Golden Triangle. Access to Junction 1 of the M6 is 2 miles to the north, providing direct connectivity to the region's motorway network.

Swift Valley is located 2 miles north of Rugby town centre and within easy walking distance of the local amenities at Elliott's Field and Junction One Retail Park. Local occupiers include DHL, Amazon, EVRI and Britvic.



Specification

- Cross docked loading provision
- Dual yards of 45m and 34m depths
- 18 dock level doors / 4 level access doors
- Eaves of 10m to 12m
- Extensive car parking and trailer parking
- LED lighting
- Sprinkler system
- Extensive fit out to include (as required) 60,000 sq. ft. mezzanine floor, conveyor system and high bay narrow aisle racking
- Offices and welfare facilities

Accommodation (GIA)

	Sq M	Sq Ft
Warehouse	13,968	150,351
Main Office	568	6,119
Rear Office	413	4,451
Plant Room	64	688
Security Office	21.2	228
Gatehouse	21.3	229
Total	15,055.50	162,066
Excluded Mezzanine	5,376	57,869
Excluded Office Extension	269	2,902



EPC

TBC - will be available upon request.

SERVICES

Water, Gas and Electrics are connected to the building.

BUSINESS RATES

Rateable Value £1,240,000 (effective 1st April 2026).

SERVICE CHARGE

There is a nominal service charge for the property. Further information available upon request.

TERMS

The property is available by way of sub-let or assignment until May 2027. Alternatively, subject to agreement with the landlord, a new lease may be available for a term of years to be agreed.

VAT

Figures quoted are exclusive of VAT unless stated otherwise.

LEGAL COSTS

Each party to bear their own legal costs incurred.

ANTI MONEY LAUNDERING

Where required, prospective purchasers/tenants will be required to provide anti money laundering information.

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Contact

For further information or to arrange a viewing please contact the sole agents:

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