



# TO LET

## TWO STORAGE UNITS

- Two Units Totalling 10,000 sq ft
- B8 Storage and Distribution
- Excellent Road Links
- Site Area 0.80 Acres
- Ample Car Parking

## Location

Twiggets Farm is located between the villages of Lilbourne and Clifton upon Dunsmore approximately 3 miles from Rugby. The buildings are centrally located within the motorway corridor and offer easy access to the A5, A14, M1 & M6 road networks. Rugby 3 miles, Coventry 17 miles, Northampton 20 Miles, Leicester 20 miles.

## Description

The site comprises of two single storey buildings, constructed of timber under a corrugated roof, with timber personnel and vehicular access doors. The site totals 0.80 Acres providing ample parking and external storage.

Each building has an area of 5,760 sq ft. The site is available as whole or as two units.

## Planning

The site was granted planning permission for B8 Storage & Distribution use under the Town and Country Planning Act copies of which are available from the agents.

## Licence Fee

£30,000 Per annum (£3 per sq.ft) paid quarterly in advance.

## Lease

The buildings are available under a 12-month Licence agreement, excluded from the security of Tenure protection under the Landlord and Tenant Act 1954.

## Deposit

The first quarters rent shall be taken as the deposit and is payable upon signing the Licence Agreement.

## Repairs & Insurance

The building shall be let under Full Repairing and Insuring terms.

## Services

The buildings benefit from mains water and electricity.

## Outgoings

The Tenant shall be responsible for all outgoing, including Business Rates.

## Business Rates

All enquiries in relation to Business Rates should be made to the Local Authority detailed below:

Rugby Borough Council  
Town Hall  
Evreux Way  
Rugby  
CV21 2RR

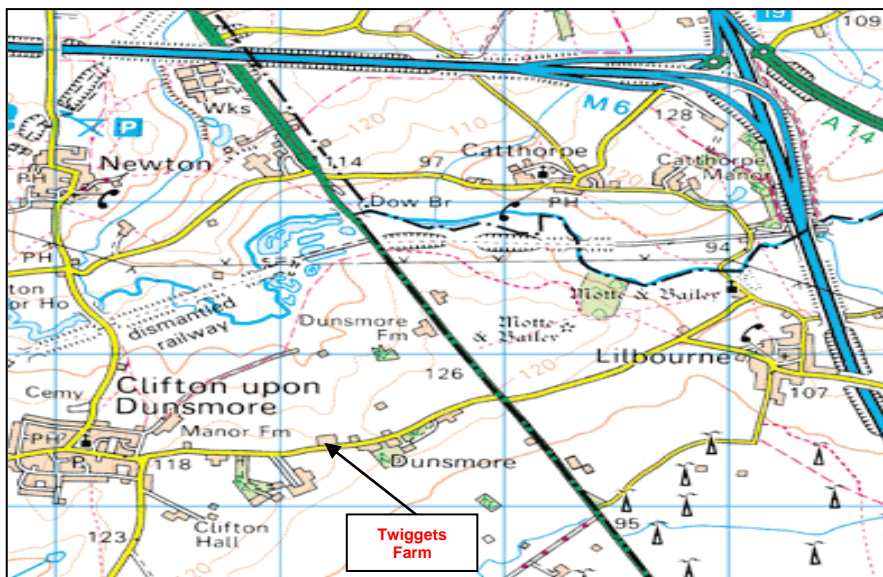
Tel: 01788 533533

## Costs

The ingoing Tenant shall be responsible for the legal and agents costs incurred in connection with the preparation of the Licence.

## Viewing

Strictly by appointment with the agents.



### MISREPRESENTATION ACT/MISDESCRIPTIONS ACT

Davies & Co. for themselves and for the vendor of this property, whose agents they are, give notice that: (i) these particulars are a general outline only and are not intended to constitute, or constitute part of, any offer or contract; (ii) all descriptions, dimensions, opinions, references to conditions or necessary emissions, for use or occupation, and all other information in these particulars are given without responsibility on the part of the owner or the vendor's agent, Davies & Co. It is the responsibility of interested parties to satisfy themselves as to all relevant matters by inspection, survey, searches and enquiries of all appropriate persons and authorities; (iii) neither the staff nor the owner, nor the vendor's agents have the authority to make or give any representation or warranty in relation to the property or to enter into any contract.