

TRITON PARK

RUGBY

BROWNSOVER ROAD • SWIFT VALLEY • RUGBY • CV21 1SG

Part of  AURORA PARKS

Unit 9
11,618 sq.ft (1,079 sq.m)

Modern industrial /
business estate unit

TO LET



Description.



Triton Park is a modern estate situated less than 2 miles from J1 of the M6 on the popular Swift Valley Estate in Rugby. This excellent location provides convenient access to the UK's motorway network.

Unit 9 is a well presented modern warehouse unit with 2 storey office accommodation.

The unit has a steel frame construction, metal clad roofs with inset roof lighting and includes a full height roller shutter door.

In addition to kitchenette / WC facilities, there is forecourt loading and on site staff parking.



Accommodation.

The accommodation comprises of the following GIA measurements:

	SQ M	SQ FT
Main Office	323.2	3,479
Warehouse	651.0	7,007
Warehouse Office & Ancillary	105.2	1,132
Total	1,079.2	11,618



Specification.

-  Steel frame construction
-  Brick built elevations
-  Metal clad roofs with inset roof lighting
-  All units fitted with a full height roller shutter door
-  Minimum eaves of 5.7m
-  Two storey modern offices
-  Kitchenette/WC Facilities
-  Forecourt loading and parking
-  Additional on site staff car parking



TRITON PARK

RUGBY

Part of  AURORA PARKS

BROWNSOVER ROAD • SWIFT VALLEY • RUGBY • CV21 1SG


Location.

 [Click here to view Google Maps](#)

 [What3Words clear.double.solved](#)

Triton Park is located on Rugby's prime industrial and distribution employment area, Swift Valley.

The location on the northern side of Rugby gives convenient access via the A426 to Junction 1 of the M6, which in turn provides access to the UK's motorway network including M1, M40, M45 and A14. Rugby Railway Station is on the West Coast mainline, with Euston being 54 minutes and Birmingham 39 minutes away.

HGV DRIVETIMES	M6 (J1)	1.5 miles	Coventry	15 miles
	M1 (J19)	5 miles	Birmingham	33 miles
	M45	5.5 miles	London	88 miles

Further Information.

TERMS

New lease terms are available on application.

RENT

£11 per sq ft.

VAT

VAT will be payable.

RATEABLE VALUE

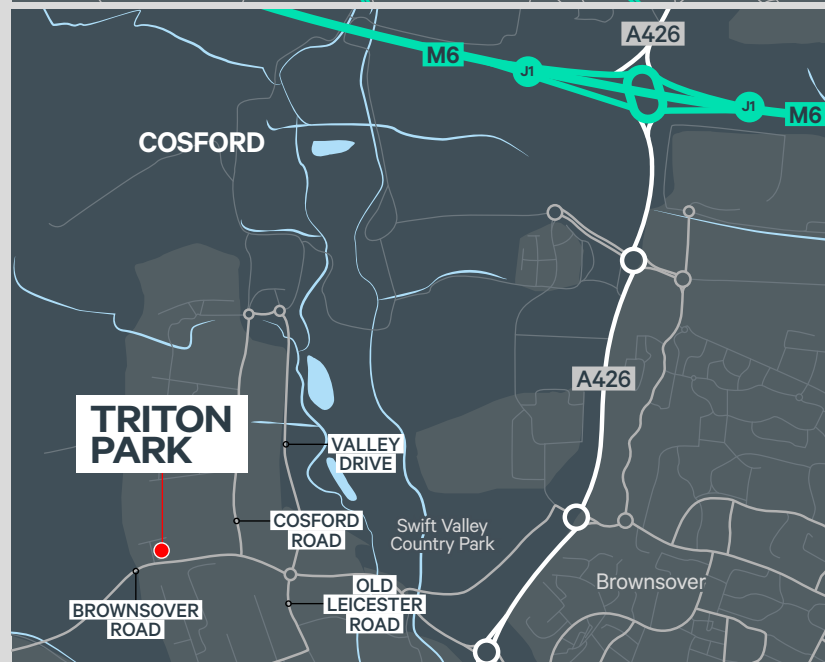
Unit 9: £72,000

ESTATE CHARGE

An estate charge is payable to deal with the common areas of the estate.

EPC RATING

C62.



Contact.

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

DRAKE & PARTNERS
01604 620616
www.drakeandpartners.co.uk

Tom Drake

07967 598 473
t Drake@drakeandpartners.co.uk

Ollie Holliday

07842 445 605
oholliday@drakeandpartners.co.uk

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

Tom Bromwich

07718 037 150
tom.bromwich@bromwichhardy.com

Mark Booth

07497 150 632
mark.booth@bromwichhardy.com

IN PARTNERSHIP WITH

Hines

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2025

Created by CARVE
carve-design.co.uk 17175/4