Hartnell Taylor Cook

TO LET



Unit 5

The Swan Centre, Rugby, CV21 3EB

Prominent Unit To Let - Available due to Relocation

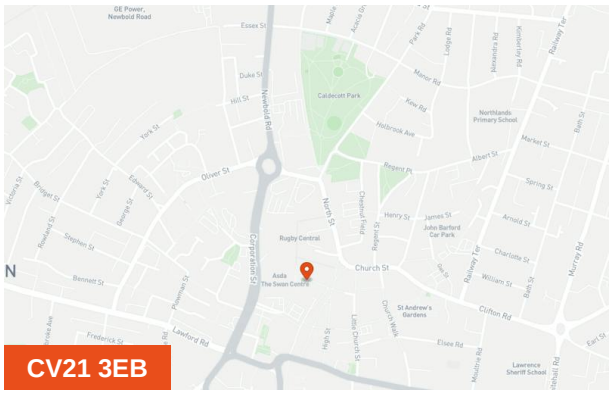
2,056 sq ft
(191.01 sq m)

- Available on a new lease
- Double fronted, partially fitted unit
- Busy location in Rugby town centre
- Surrounding occupiers include Asda, The Travel Place, Costa, Libertine Burger, Momo and Waffle and More
- All Class E uses considered

Unit 5, The Swan Centre, Rugby, CV21 3EB

Summary

Available Size	2,056 sq ft
Rent	£42,500 per annum exclusive
Rates Payable	£13,392 per annum
Rateable Value	£31,000
VAT	Not applicable
EPC Rating	C





Description

The property is arranged over ground and first floors, providing a well configured layout suitable for a range of Class E uses.

The property also benefits from the potential for outdoor seating,

Location

Located at the heart of Rugby town centre, The Swan Centre is anchored by an Asda supermarket and is adjacent to the prime Rugby Central
Shopping Centre. To the south of the scheme is the World of Rugby Hall of Fame Exhibition and Museum. The unit benefits from 139 car parking
spaces adjacent, and 290 car parking spaces in the undercroft beneath the supermarket.

The unit is located nearby to a mix of national and local operators, including Asda, The Travel Place, Costa, Libertine Burger and Waffle and More.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,249	116.04	Available
1st - Sales	807	74.97	Available
Total	**2,056**	**191.01**	

Viewings

Strictly by prior appointment only

Legal Costs

Each party to bear their own legal costs incurred in the transaction

Viewing & Further Information

James Woodard
07753 302236
james.woodard@htc.uk.com

David Walton (Harris Lamb)
0121 213 6030 | 07842 438997

Doug Tweedie (FHP Property Consultants)
07887 787892

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance. Generated on 20/10/2026