

# TO LET

## Suite 3 Hilton House, Corporation Street
## Rugby, CV21 2DN
## Rent: £7,200 per annum exclusive

- Modern Purpose Built First Floor Office Suite
- Class E Office Use
- Two Allocated Parking Spaces
- NIA: 48.31 sq m (520 sq ft)

**VIEWING:** By appointment with George and Company Surveyors on **01788 554455.**


**George and Company (Surveyors) Limited**
62 Regent Street, Rugby, Warwickshire, CV21 2PS

**Tel:** 01788 554455
**Email:** agency@georgeandcompany.co.uk
**Website:** www.georgeandcompany.co.uk

Registered in England No. 7132697


George & company
chartered surveyors

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## Location
The office is centrally located on Corporation Street offering easy access to the local amenities, including Rugby town centre, which is approximately five minutes' walk away. The property is accessed from a pedestrian entrance on Corporation Street or via the car park to the rear.

## Description
The property comprises ground, first and second floor office suites which have been sub-divided. The subject office suite known as Suite 3 is located on the first floor. Included within the suite is a small office and an open kitchenette area with worktop, two base units, stainless steel drainer and Altro floor.
The suite provides excellent natural light through large, double-glazed windows with access to balconies. It benefits from suspended acoustic tiled ceilings with CAT5 lighting, carpet floors and lined walls with emulsion finish. In addition, there is perimeter trunking with power points and IT sockets. The suite is also secured by way of an alarm and a door entry system.

## Accommodation
The accommodation briefly comprises: -

Office Area: 48.31 sq m (520 sq ft)

## Services
We understand that all mains' services are connected to the premises or are available close by.

*George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.*

## Planning
We understand that the premises has planning permission for Class E Office Use.

## Energy Performance Certificate
The property has an EPC rating B (50). A copy is available on request.

## Business Rates
The rateable value in the 2023 Rating List is £4,150.

## Tenure
The property is available by way of a new lease on terms to be agreed at a commencing rent of £7,200 per annum exclusive

## Service Charge
There is a service charge payable for the upkeep of the common parts, maintenance etc. The annual service charge payable for this suite for 2025/26 is £2,643.00.

## Legal Costs
Each party will be responsible for their own legal costs in the transaction.

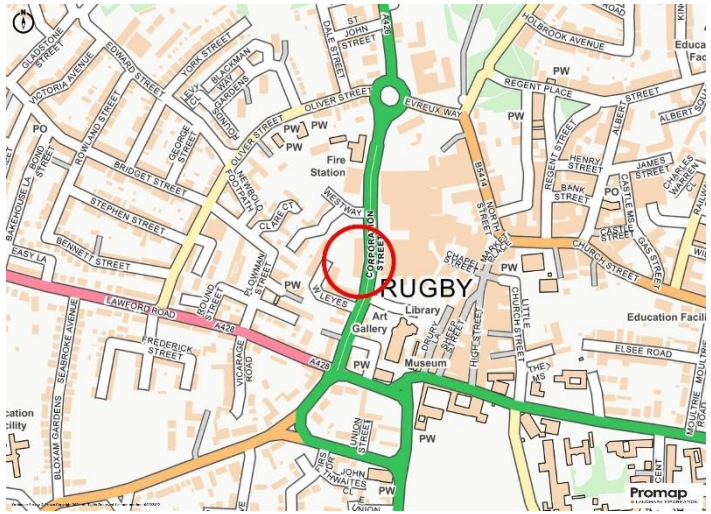
## Value Added Tax
The property is elected for Tax and VAT will be charged on the rent and service charge at the prevailing rate.

## Viewing
Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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