



TO LET

48 Somers Road, Rugby, CV22 7DH
Rent commencing from: £402 pcm

- Various Office Suites
- Opening Hours between 7am-7pm
- Units available from: 32 sq m (344.4 sq ft)
- Security Controlled Entry

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


RICSTM
Regulated by RICS

Location

The property is situated on the popular Somers Road industrial estate which is approximately 1 mile from Rugby town centre. The subject property lies on the South-Western side of Somers Road industrial estate.

Description

The property comprises an industrial / office building situated within an established business park in Rugby.

The accommodation offers a range of office suites suitable for various business uses. With suspended ceilings, and perimeter trunking for power and data.

Additional amenities include on-site parking, (allocation to be agreed).

Accommodation

Office 1 -	48 sq m (516.67 sq ft)	£669 pm
Office 2 -	32 sq m (344.4 sq ft)	£402 pm
Office 10 -	44 sq m (473.61 sq ft)	£535 pm
Office 11 -	49 sq m (527.43 sq ft)	£591 pm

Energy Performance Certificate

The EPC as we understand is E (110).

Business Rates

More information on request.

Planning

We understand that the premises have planning permission for Class E Office Use.

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed.

Service Charge

A service charge is applicable to cover communal services. Further details are available on request.

Legal Costs

The lease set up fee will be £250 plus VAT per office and a deposit of £1000 per office will be required.

Value Added Tax

VAT will be charged on the rent at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the sole agents:

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