



Tel: 01788 544948

TO LET

Second Floor Office at 44-46 Regent Street, Rugby, CV21 2PS
Rent: £8,900 per annum exclusive

- Second Floor Office Suite
- Town Centre Location
- Class E Use
- NIA: 68.76 Sq m (740 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



Location

The property is located on Regent Street within the independent quarter of Rugby Town Centre. Surrounding occupiers comprise mainly financial and professional services, retailers and office users. All local amenities, including car parking, are available in the immediate vicinity.

Description

Comprising an inner terrace of traditional construction with accommodation available on the first and second floors.

The offices are accessed by a shared door adjacent to the ground floor retail unit. The office suite provides cellular accommodation and has been recently decorated.

Accommodation

First Floor

Kitchenette	04.46 sq m	(48 sq ft)
2 x WC		

Second Floor

Lobby / comms	09.26 sq m	(99 sq ft)
Office 1	05.77 sq m	(62 sq ft)
Office 2	13.74 sq m	(148 sq ft)
Office 3	19.76 sq m	(213 sq ft)
Office 4	20.22 sq m	(217 sq ft)

Services

We understand that all mains' services are connected to the building or are available close by. The property is heated by way of a gas central heating system.

Interested parties are advised to make their own enquiries as to their condition.



Energy Performance Certificate

The energy efficiency rating is 96 (D).

Business Rates

More Information is available on request.

Planning

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

Tenure

Available to let by way of a new equivalent full repairing and insuring sub-lease for a term of years to be agreed at a commencing rent of £8,900 per annum exclusive

Service Charge

A service charge is levied to cover maintenance and services of the communal areas of the estate. Further details available on request.

Legal Costs

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

VAT

The property is elected for VAT and 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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