



## TO LET

Second Floor Office Suite  
Clock Towers Shopping Centre  
Rugby, CV21 2JR



**Rent £6,690 per annum exclusive.**

- Second Floor Office Suite
- B1 Business Use (Offices)
- NIA: 82.86 Sq m (892 Sq ft)

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

Regulated by RICS

62 Regent Street, Rugby, Warwickshire, CV21 2PS

**Tel:** 01788 554455 **Fax:** 01788 541187

**Email:** [info@georgeandcompany.co.uk](mailto:info@georgeandcompany.co.uk) **Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

George and Company (Surveyors) Limited. Registered in England No. 7132697



### **Location**

The office suite is located on the second floor of the Clock Towers Shopping Centre and is accessed from a shared entrance on the ground floor fronting the Market Place in the heart of Rugby Town Centre.

### **Description**

The second floor office suite provides self contained accommodation over an open plan office which can be divided by a concertina screen. Internally the offices have a carpet floor, suspended acoustic tiled ceiling with strip lights and are heated by way of radiators. The WC facilities are shared with the first floor tenant.

### **Accommodation**

The accommodation briefly comprises:-

Office 1: 34.13 Sq m (367 Sq ft)

Office 2: 18.70 Sq m (201 Sq ft)

Office 3: 19.47 Sq m (209 Sq ft)

WC:

### **Services**

We understand that all mains services are connected to the building or are available close by. The services within the suite are on sub meters.

*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.*

### **Business Rates**

We are verbally advised by Rugby Borough Council that the rateable value in the 2010 Rating List is £4,950 and the rates payable from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 are £2,440.35.

### **Planning**

We understand that the premises has planning permission for B1 business use (offices).

### **Energy Performance Certificate**

An EPC report has been requested and will be available from George and Company upon completion.

### **Tenure**

The property is by way of a new lease on terms to be agreed at a commencing rent of £6,690 per annum exclusive

### **Legal Costs**

Each party to be responsible for their own legal costs.

### **VAT**

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

### **Viewing**

Strictly and only by prior arrangement through the sole agents:

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