



TO LET

36 Manning Walk
Rugby Central
Rugby
CV21 2JR



Rent: £26,000 per annum exclusive

- First Floor Office Suite
- B1 Office Use
- NIA: 241.36 sq m (2,598 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 Website: www.georgeandcompany.co.uk

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



Location

Rugby Central is the prime shopping Centre at the heart of Rugby town Centre. The office suite is located on Manning Walk opposite Dunelm stores, with pedestrian access from both the north and south side of the Centre, as well as from the Rugby Central car park.

Description

The first floor suite has recently undergone refurbishment to provide modern open plan office accommodation.

Car parking in the Rugby Central car park can be provided on request

Accommodation

The accommodation briefly comprises:-

Main office: 237.65 sq m 2,558 sq ft
Store 03.72 sq m 40 sq ft
WC's

Services

We understand that all mains services are connected to the building 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.

Business Rates

The rateable value in the 2017 Rating List is £8,400 with the rates payable from 1st April 2018 to 31st March 2019 being £4,141.20

Planning

We understand that the premises has planning permission for B1 Office use.

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 £26,000 per annum exclusive

Service Charge

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

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Value added tax will be charge on all outgoing where applicable.

Viewing

Strictly and only by prior arrangement through the sole agents:

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