

TO LET

Top Floor Office at 41 Regent Street, Rugby, Warwickshire, CV21 2PE
Offices from £275 per month exclusive

- Top Floor Office
- Class E Office Use
- Offices available at 116 sq. ft and 137 sq. ft respectively, different rents apply.
- Popular Town Centre Location

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
Situated in the popular Independent Quartar of Rugby town centre fronting Regent Street and backing onto Chestnut Fields. Nearby occupiers include Estate Agents and other professional services, along with a range of independent retailers.

Description
The Second-Floor office is accessed via the front door on Regent Street and benefits from Air Conditioning.

Accommodation
The accommodation briefly comprises (NIA): -

Second Floor Office	12.74 sq. m	(137 sq. ft)

Available for £275 pcm exclusive of VAT.

Business Rates
More information upon request.

Services
We understand that mains' electricity, water, drainage and air conditioning are connected to the units.

EPC
We understand that the property has an EPC rated at D (100)

Planning
We understand that the property has planning permission for Class E use.

Tenure
The suite is available on a new Full Repairing and Insuring lease on terms to be agreed.

Service Charge
A service charge will be applicable for the common areas of the estate and charged on an Ad-Hoc basis. More information is available on request.

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

VAT
The owner 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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