



TO LET

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

- Ground Floor Self-Contained Office Room and 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


RICS
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Location

Situated in the popular Independent Quarter 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 offices are available separately. The Ground floor office is self-contained benefitting from its own entrance and toilet facilities and air conditioning.

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

Accommodation

The accommodation briefly comprises (NIA): -

Ground Floor Office 10.81 sq m (116 sq. ft)

Available for £310 pcm exclusive of VAT

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

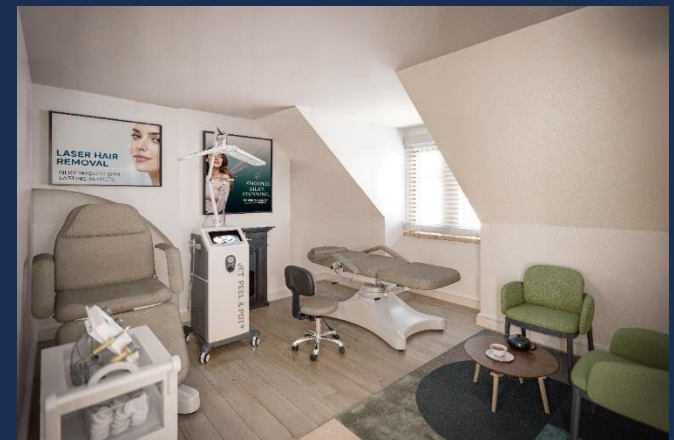
Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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