TO LET

Serviced Office Opportunity in the Town Centre

Second Floor Chestnut House
32 North Street
Rugby CV21 2AG

RENT: OFFERS INVITED based on £10 per sq. ft.

- Recently Completed Refurbishment Programme
- In Town Centre Opposite Rugby Central Shopping Centre
- 6 Allocated Parking Spaces to the Rear Adjoining the Council Car Park
- Long Let to a Serviced Office Operator

Websites: www.howkinsandharrison.co.uk; www.estatesgazette.com/propertylink; www.novaloca.com
LOCATION
Situated on North Street in Rugby town centre.

Rugby is a market town situated close to the East/West Midlands border and strategically located for a number of major routes including the M1 motorway at Junction 18 to the east, the M6 motorway and A5 giving access to the West Midlands and A14 to the east coast ports. Rugby is a bustling town with a number of outlying industrial estates and retail parks.

ACCOMMODATION
Offices on the second floor of an attractive town centre building comprising retail units to the ground floor and offices to the first floor, all with private parking to the rear. The entire second floor of approximately 4,500 sq. ft. (418 sq., m) is now available on a long lease to a serviced office operator who can complete a fit out to their own bespoke requirements. Demand for serviced offices in Rugby is buoyant with many upper floors of town centre buildings having been converted to residential units. Significant refurbishment has recently been completed to include new windows and fibre optic broadband is connected.

RENTAL
Based on £10 per sq. ft. per annum

PLANNING
We understand that the property has planning permission for B1 use. We recommend interested parties make their own enquiries to the Planning Department of Rugby Borough Council on 01788 533533.

LEASE
Long lease required at £10 per sq. ft., incentives available.

TENURE
Leasehold, for a term of years to be negotiated.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in the transaction.

SERVICES
We are advised that main services are connected to the property, including mains water, drainage, gas and electricity, broadband and telephone. The Tenant will be responsible for the payment of these services from the date of completion.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

OUTGOINGS
There are currently no Business Rates payable as the offices are undergoing refurbishment.

VAT
Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

VIEWING
Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678.
Please contact:

Nigel Underwood
Email: (nigel.underwood@howkinsandharrison.co.uk)

IMPORTANT NOTICE
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
Energy Performance Certificate
Non-Domestic Building

Certificate Reference Number:
9290-9098-0388-8390-8024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government’s website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

Technical information
Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 1383
Building complexity (NOS level): 3

Benchmarks
Buildings similar to this one could have ratings as follows:
52 If newly built
103 If typical of the existing stock