



# TO LET

**Suite 6, Hilton House, Corporation  
Street, Rugby CV21 2DN**  
**Rent commencing from £53,500 pa**

- Modern Purpose-Built Office Suite
- Entry Controlled On-Site Parking
- Class E(g) Office Use
- NIA: 343 sq m (3,692 sq ft)

**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

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Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**  
Regulated by RICS



## Location

The office is centrally located on Corporation Street offering easy access to the local amenities, including Rugby town centre, which is approximately five minutes' walk away. The property is accessed from a pedestrian entrance on Corporation Street or via the car park to the rear.

## Description

The property comprises ground, first and second floor office suites which have been sub-divided. The subject office suite known as Suite 6 is located on the second floor. The property is a modern, purpose-built office development with a large, dedicated car park to the rear.

The suite is part open plan allowing the occupier to add their own partitioned offices/meeting rooms as required.

The suite provides excellent natural light from both sides of the building through large, double-glazed windows with access to balconies. It benefits from suspended acoustic tiled ceilings with CAT5 lighting, carpet floors and lined walls with emulsion finish. In addition, there is perimeter trunking with power points and IT sockets. The suite is also secured by way of an alarm and a door entry system

## Accommodation

The accommodation briefly comprises: -

343 sq m (3,692 sq ft)

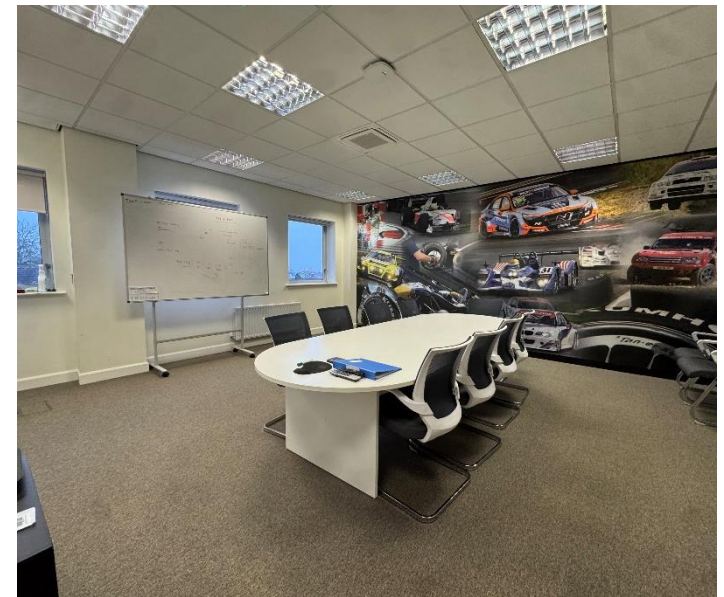
The suite has 10 allocated car parking spaces in the rear entry-controlled car park.

## Services

We understand that all mains' services are connected to the premises.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



*Indicative Layout*



*Indicative Layout*

## Business Rates

The rateable value in the 2023 Rating List is £28,750.

## Planning

We understand that the premises have planning permission for Class E(g) Office Use.

## Tenure

The suite is available on a new lease on terms to be agreed at a commencing rent of £53,500 per annum.

## Service Charge

A service charge is payable for the utilities, upkeep and maintenance of the common parts; the budgeted service charge for 2024/25 is £14,096.

Further details are available on request.

## Legal Costs

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

## VAT

The property is elected for VAT and will be charged on the rent.

## Viewing

Strictly and only by prior arrangement through the sole agents:

### George and Company (Surveyors) Ltd

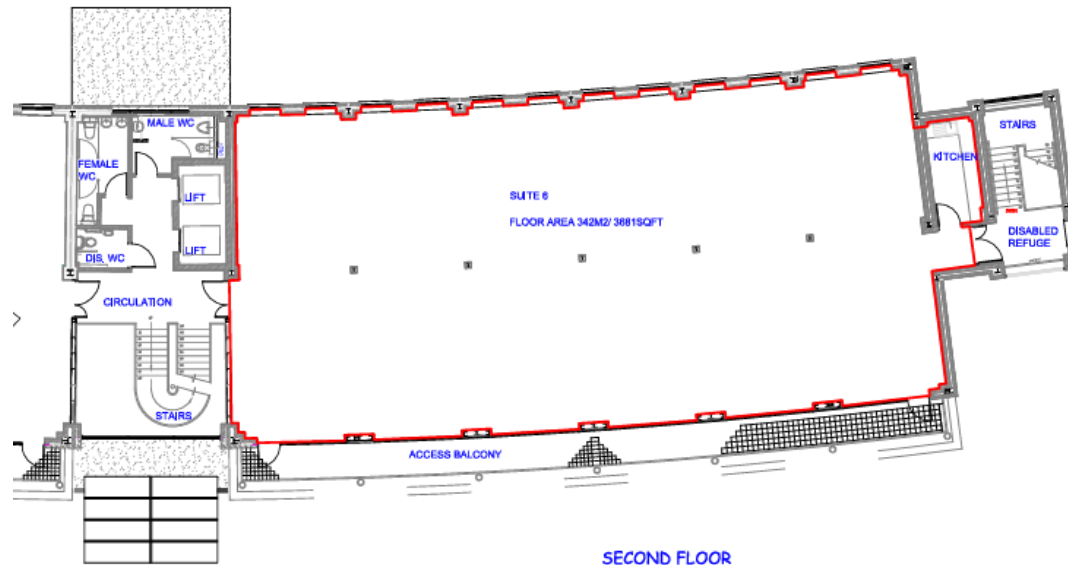
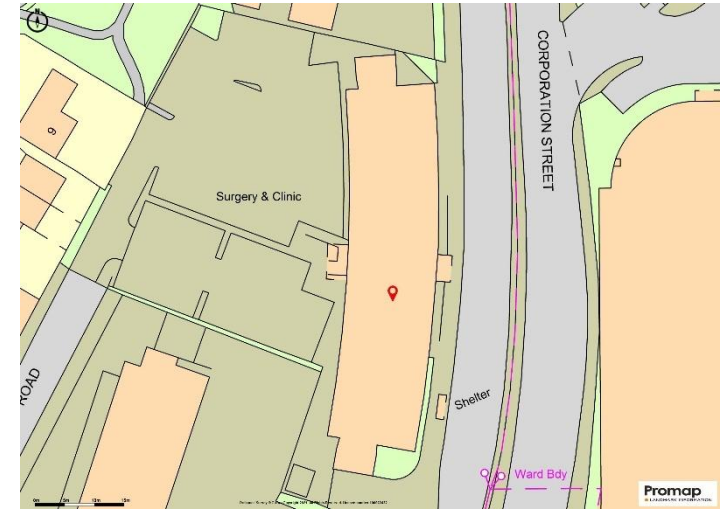
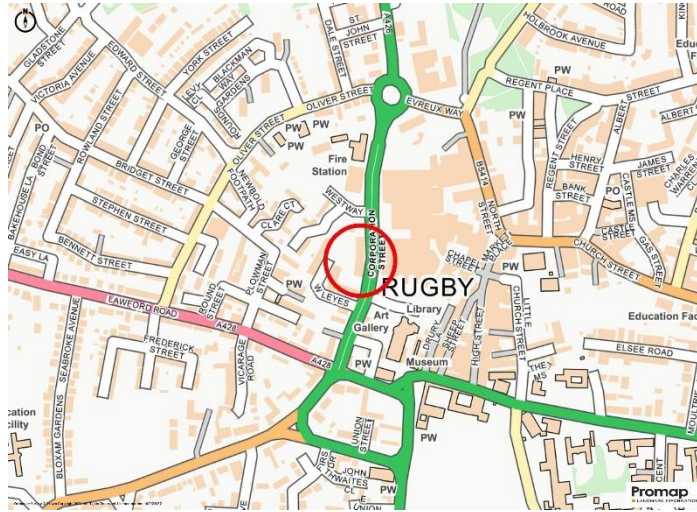
62 Regent Street  
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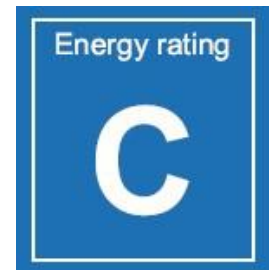
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Indicative Floor Plan



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