

TO LET

Suite 5, Hilton House
Corporation Street
Rugby, CV21 2DN



Rent: Price on application

- Modern Purpose Built Second Floor Office Suite
- B1 Business (Office) Use
- NIA: 331.10 Sq m (3,564 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

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 5 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 laid mainly to open plan with a number of small partitioned offices/meeting rooms. The suite provides excellent natural light through large double glazed windows with access to balconies. It benefits from suspended acoustic tiled ceilings with category 2 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

Suite 5 331.12 sq m (3,564 sq ft)

The suite has 10 allocated car parking spaces.

Services

We understand that all mains services are connected to the property or are available close by.

Planning

We understand that the premises has planning permission for B1 Business (Office) Use.

Business Rates

The rateable value in the 2017 rating list is £25,250 with rates payable for the year 2019/20 at £12,726.

Energy Performance Certificate

Rating of 68 / Band C. A copy of the certificate is available on request.

Tenure

The suite is available by way of assignment of the current lease, at £46,600 pa expiring on 5th March 2021. Alternatively a new lease is available on terms to be agreed.

Service Charge

A service charge is payable for the utilities, upkeep and maintenance of the common parts; the estimated service charge for 2019/20 is £75,380.47. The annual service charges payable is £12,060.80.

Further details are available on request.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT will be charged on the rent at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the agents:

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