

To Let

Modern Purpose Built Office Suites

**Suites 2 & 3, Eleven Arches House, Leicester Road,
Rugby, CV21 1FD**



Grade A Offices

First Floor Suites 2 & 3: 5,537 sq ft (514.94 sq m)

High specification offices

On site demised car parking

Excellent location

The property is located on the western side of the A426 Leicester Road, which is one of the main arterial routes from Junction 1 of the M6 to Rugby Town Centre. The office building occupies a prominent position at the junction with Yates Avenue and offers excellent access to Rugby's local amenities, which includes the Railway Station, Town Centre and the surrounding road networks.

Description

The office suite available forms part of a modern office development which was completed in 2006. The offices are designed and fitted out to a very high standard and have services to include air conditioning, remote door access systems, lift access, category 2 lighting, fire and intruder alarm, plus interactive CCTV, raised floors, floor sockets incorporating IT and telephone cabling.

Features

- Raised floors
- Air conditioned office
- Lift access
- Easily accessible
- Excellent fit out
- Demised car parking: Suites 2/3 = 26 spaces
- Energy efficient building

Externally to the rear of the premises is a large secure tarmacadam car park.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

The Suites are held on a lease dated 11/03/2016 for a term of 10 years to GB Gas Holdings Ltd, expiring on the 10th March 2026 and subject to a rent review and tenant's option to break on the 10/03/2021. The lease is drawn up on an effectively full repairing and insuring lease, subject to a Service Charge for the upkeep and maintenance of the common parts. The offices are available by way of a sublease on assignment at an annual rent of £69,500 pa exclusive. Subject to the provisions contained with the lease. A copy of which is available upon request.

Energy Performance Certificate

The suites benefit from the following Energy Performance Asset Rating: D-88 & D-82

Services

A Service Charge is levied upon the common parts. Currently equal to £38,759 pa or £7.00 per sq ft. A full list of services is available upon request.

Business Rates

It is understood from Rugby Borough Council that the suites have the following rateable values:
Suites 2 & 3 - £50,000 effective 01/04/2017

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Iain Cairns
BNP Paribas Real Estate

David Grove
Lambert Smith Hampton

Tel : 0113 237 6683
Email : iain.cairns@bnpparibas.com

Tel : 01604 664384
Email : dgrove@lsh.co.uk

