



# To Let

## Modern Purpose Built Office Suites

**Suite 6, Eleven Arches House, Leicester Road, Rugby,  
CV21 1FD**



Second Floor Suite 6: 2,040 sq ft (189.52 sq m)  
Annual rent £25,500 pa exclusive  
High specification offices - Excellent location  
On site demised car parking

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: Suite 6 has 10 demised spaces
- Externally to the rear of the premises is a large secure tarmacadam car park.

The building is also designed to be highly energy efficient thus reducing the costs. 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 offices are held on a lease to GB Gas Holdings Ltd dated 11/03/2016 for a term of 10 years expiring on the 10th March 2026 and subject to rent review and tenant's option to break on the 10/03/2021. The suite is held on an effecting FR&I lease, subject to a service charge for the upkeep and maintenance of the common parts. The offices are available either by way of a sublease or assignment at an annual rent of £25,500 pa exclusive, subject to the Provisions contained therein. A copy of the lease is available upon request.

### **Energy Performance Certificate**

The suites benefit from the following Energy Performance Asset Rating: Suite 6: C-54.

### **Services**

A Service Charge is levied for the upkeep of the Common Parts currently equal to £14,280 per annum 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:  
Suite 6 - £19,500 with effect 01/04/2017.

## Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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