



# TO LET

**Somers Road, Rugby, CV22 7DH**

**Rent: £19,500 per annum**

- First Floor Office Suite
- On-Site Car Parking
- Class E Office Use
- NIA: 181.44 sq m (1,953 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  
**Email:** [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)  
**Website:** [www.georgeandcompany.co.uk](http://www.georgeandcompany.co.uk)

Registered in England No. 7132697

 **George**  
& company  
chartered surveyors

  
**RICS**<sup>TM</sup>  
Regulated by RICS



## Location

Situated on the Industrial Estate of Somers Road area, close to the town centre and within easy access to the new bypass scheme.

## Description

The office suite occupies a first-floor position with a separate ground floor reception area. The office suite is laid to an open plan style with a meeting room, two small offices, kitchen and WC's. The property benefits from air conditioning and recessed floor, power & internet points.

Externally there is allocated parking for 8 vehicles.

## Accommodation

The accommodation briefly comprises:-

Ground Floor 14.00 Sq m (150 Sq ft)

First Floor 167.44 Sq m (1,803 Sq ft)

## Services

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

*George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.*

## Business Rates

The rateable value in the 2017 Rating List is £18,250 and the rates payable for the year 2021/22 are £9,106.75

## Energy Performance Certificate

The property has an energy rating of 81(D)

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.

## Planning

We understand that the current permitted use for the premises is Class E Office Use.

## Service Charge

A service charge will be applicable to cover the maintenance of the building and upkeep of the estate. Further details available on request.

## Tenure

Available by way of assignment of the existing lease, for a term of five years from xxxx at a passing rent of £19,500 per annum. Alternatively, a new lease could be agreed, subject to agreement of terms.

## Legal Costs

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

## VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

## Viewing

Strictly and only by prior arrangement through the sole agents:

### George and Company (Surveyors) Ltd

62 Regent Street  
Rugby CV21 2PS

Tel: 01788 554455

Email: [agency@georgeandcompany.co.uk](mailto:agency@georgeandcompany.co.uk)

