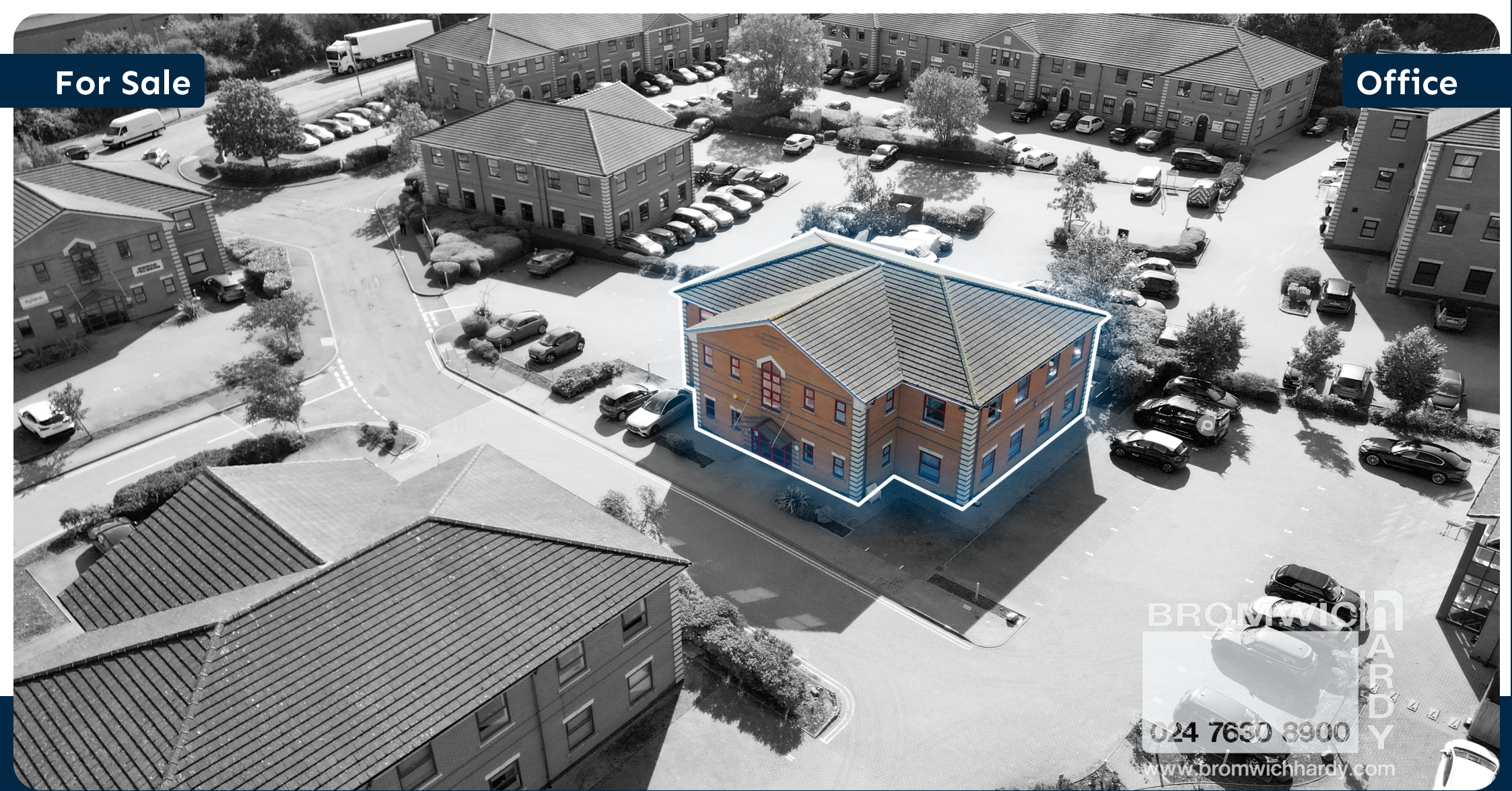


For Sale

Office



BROMWICH  
ARDY  
024 7630 8900  
www.bromwichhardy.com

# 1 Mitchell Court

Rugby, CV23 0UY

BROMWICH  
ARDY  
024 7630 8900  
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5,001 Sq Ft  
£800,000 for the Freehold

## Key Features

- Raised Access Floors
- Air-Conditioning
- LED Lighting
- Double Glazed Windows
- 22 Car Parking Spaces
- Virtual Tour:  
<https://my.matterport.com/show/?m=L6P5hZMrEfD>
- Courtyard Office



1 Mitchell Court, Rugby, CV23 0UY



### Location

1 Mitchell Court is located on Central Park, a popular business park location and a busy commercial hub. Its central location provides excellent road, rail and airport access across the UK. It is in close proximity to both J1 of M6, J19 & J20 of M1 and J1 of A14. Rugby town and its Station are 2.2 miles to the south, with regular train connections across the UK, including Birmingham, Edinburgh and London, with a fast train to Euston in under an hour. Please note all distances and measurements are approximate and the map location is not the exact location of the property.

### Description

High-quality self-contained office building with 22 car spaces, open planned layout on the first floor and large meeting rooms and breakout spaces on the ground floor. W/C on both ground and first floors. Modern Kitchens and 24-hour security system. Ideal for owner-occupiers.

### Business Rates

Current Rateable Value: £70,000 (1 April 2023 to present)  
This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

### Tenure

This listing is for the freehold purchase

### EPC

EPC Rating C

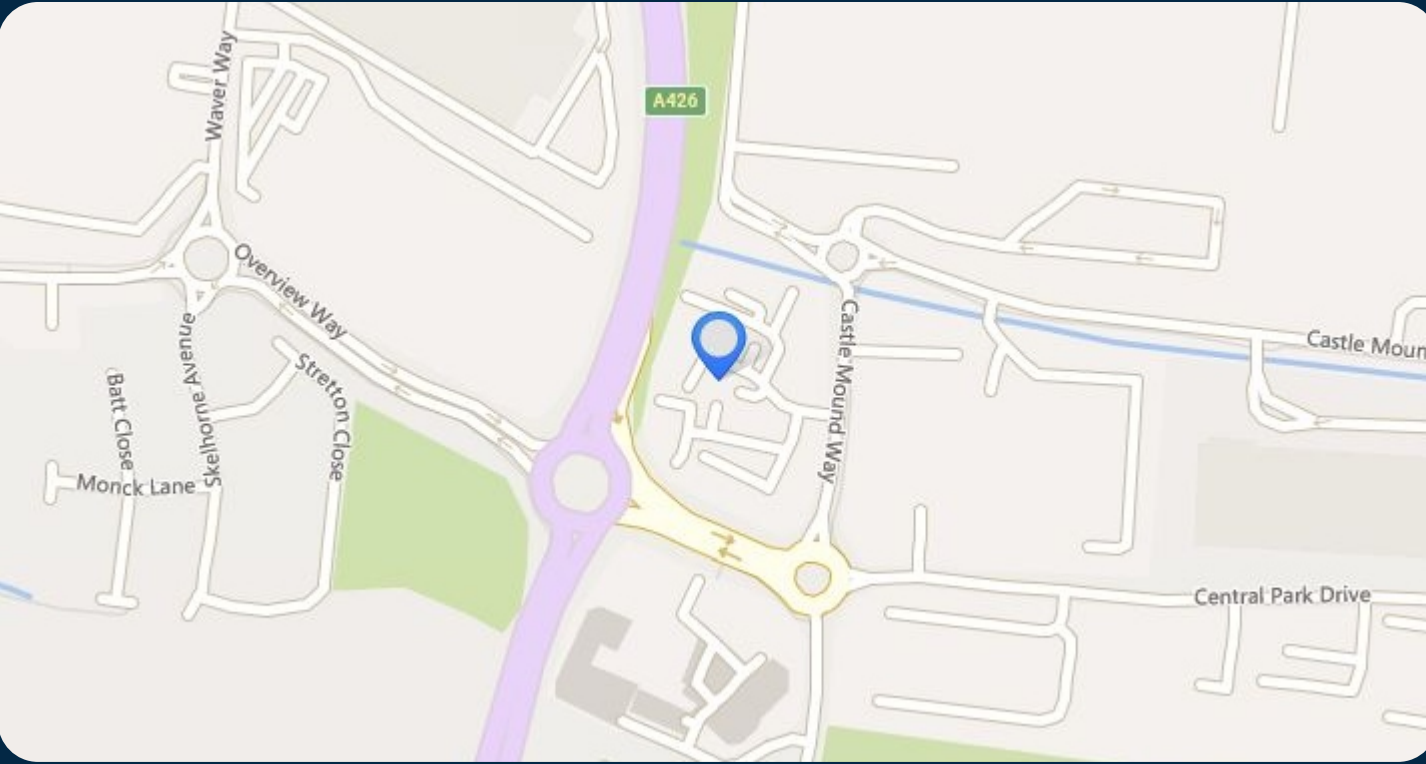
### VAT

This property is registered for VAT (Value Added Tax).



**1 Mitchell Court, Rugby, CV23 0UY**

With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Service Charge

Current service charge budget of £3,943.51 per annum, further details upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



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