

# TO LET

**5 MITCHELL COURT**  
CASTLE MOUND WAY, RUGBY, CV23 0UY



## OFFICES

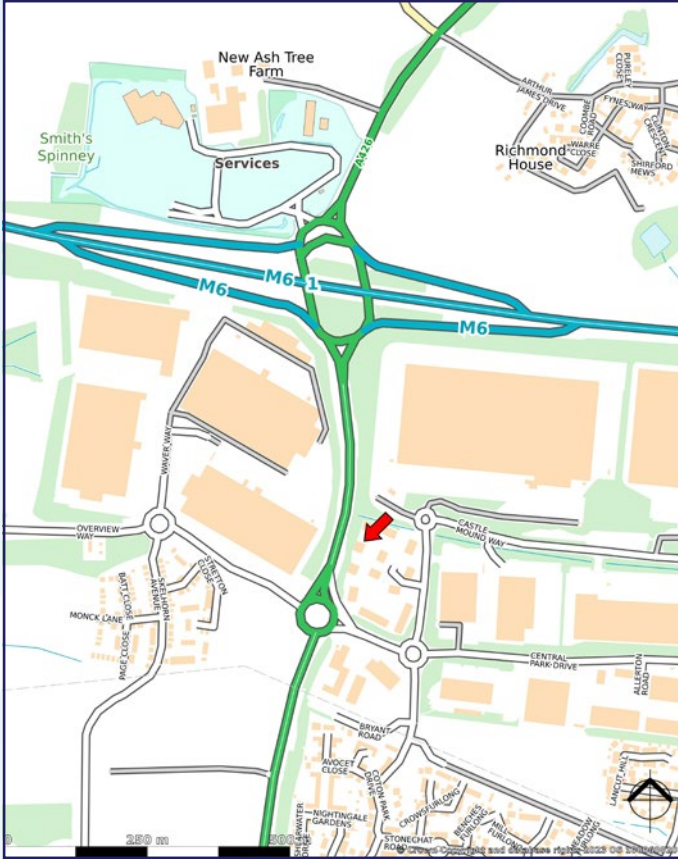
**2,222 sq ft (206.9 sq m)** (Approx. Net Internal Area)

- Newly refurbished offices
- £38,500 per annum

## LOCATION

Mitchell Court is located adjacent to junction 1 of the M6 motorway. The junction is 2 miles from junction 19M1 and A14. Rugby town centre is approximately 2 miles south.

**POSTCODE: CV23 0UY**



## DESCRIPTION

The property is located amongst similar office premises.

The subject property comprises of ground and first floor offices, with 9 allocated parking spaces. The property has a fully glazed foyer, male and female toilets.

The offices are fitted with suspended ceilings, led lighting and raised access floors. The property has air conditioning and electric radiators.



## ACCOMMODATION

	SQ M	SQ FT
<b>TOTAL</b> Approx. Net Internal Area	<b>206.9</b>	<b>2,222</b>

## TENURE

The property is available by way of a new lease.

## RENTAL

The units if available on the basis of an annual rental of £38,500 per annum per annum exclusive being payable quarterly in advance.

## RATES

The property is listed as offices with an RV of £29,000.

## PLANNING

We understand planning is in place for office use.

## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## EPC

The property has an EPC rating of B33.

## LEGAL COSTS

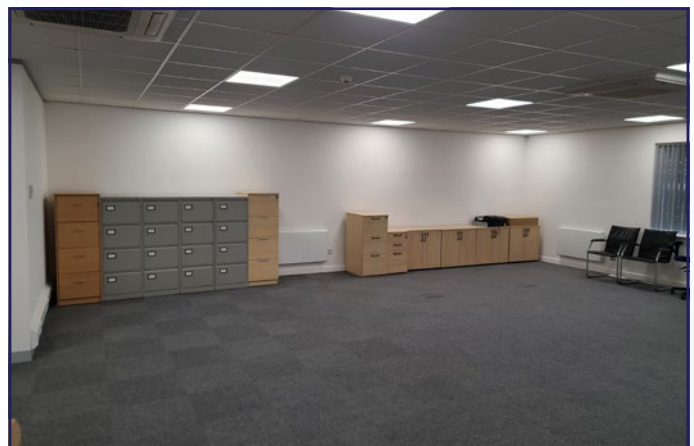
Each party to pay their own legal costs

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



**VIEWING** Strictly via sole agents

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**harrislamb**  
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**SUBJECT TO CONTRACT** Ref: G008005 Date: 01/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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