

Office To Let
5,0001sq ft
(464.96 sq m)



1 Mitchel Court,
Castle Mound Way,
Central Park,
Rugby,
CV23 0UY

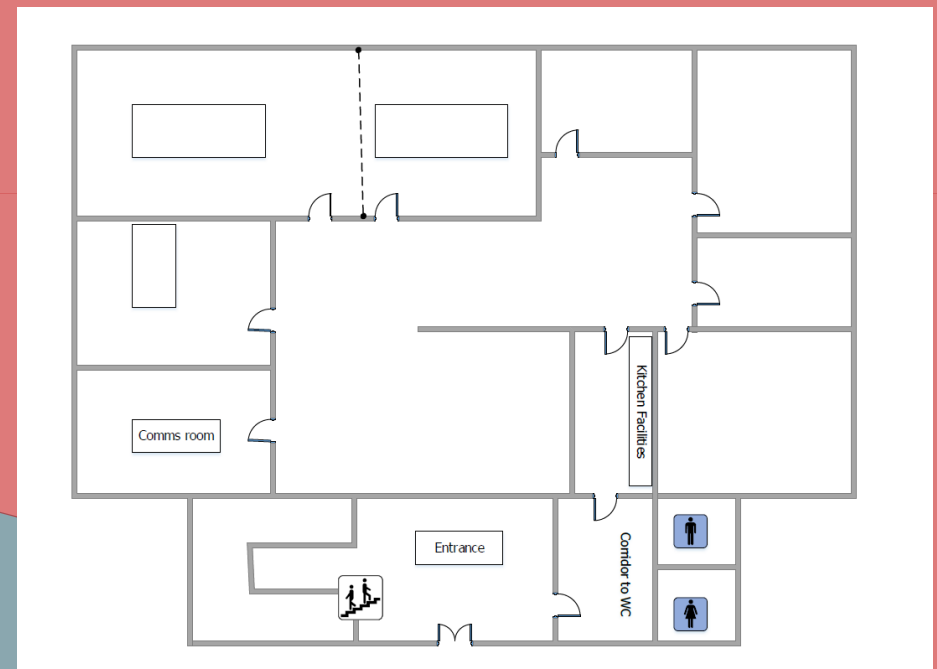


Specification.

The office accommodation comprises a modern two storey detached office building comprising open plan and cellular office accommodation. The building benefits from the following specification:

- LED Lighting
- Fully Fitted Office Accommodation
- Air-Conditioning
- Double Glazed Windows Throughout
- Raised Access Floor
- Suspended Ceiling with Metal Ceiling Tiles
- 22 Car Parking Spaces

Floor	Area (sq ft)
Ground Floor	2,496
1 st Floor	2,505
Total	5,001



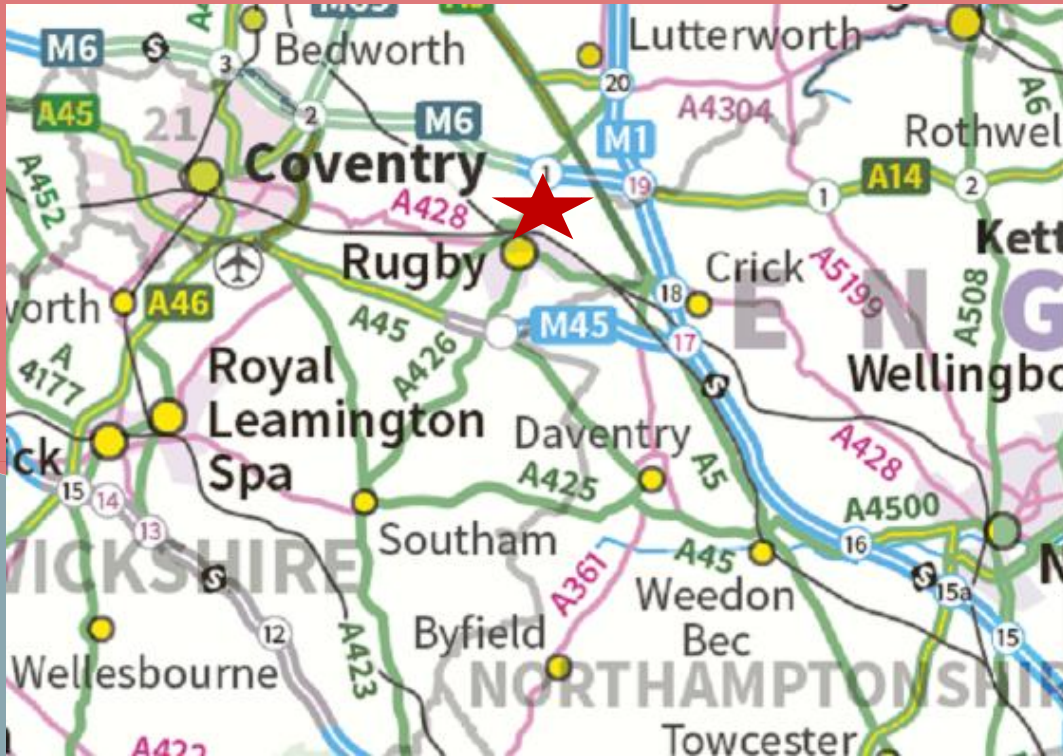
Indicative Floorplan

Gallery.



Location.

1 Mitchel Court is located on Central Park, a large commercial hub towards the north of Rugby town centre and adjacent to J1 of the M6 and 2 miles away from J19 of the M1 providing good connectivity to the wider motorway network. Whilst Rugby train station is located 2.2 miles to the south of the building providing connections to a range of destinations across the UK including Birmingham, London and Edinburgh.



TERMS

The building is available by way of an assignment of the existing lease or through subleasing from the existing tenant.

RATEABLE VALUE

Rateable value is to be assessed. Interested parties should discuss queries with the local authority

ESTATE CHARGE

Available on request.

EPC

The Energy Performance Certificate of the building is C74.

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.

For further information, or to arrange a viewing, please contact the Knight Frank Office Agency Team:

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