



HOWKINS &
HARRISON

To Let High quality self-contained offices

Unit 4 iQuarter, Allerton Road, Rugby CV23 0PA

Rent £27,900 per annum excl

- Located just off Junction 1 of the M6
- Self-contained office building extending to 1800 sq. ft. available
- 6 demised car parking spaces – more available by negotiation
- High specification energy efficient building
- Available on flexible terms by way of a new FRI lease

Self-contained office in high specification, energy efficient buildings, extending to 1800 sq. ft., with 6 demised car parking spaces (more available by negotiation)

Description

The building comprises a two storey modern office building, providing high specification offices to a modern business park. Units 4 is a self-contained open plan office providing excellent natural light within an energy efficient building.

- On-site car parking
- Suspended ceiling
- LG3 lighting
- Kitchenette
- Raised 150 mm floor

Unit 4 – 1800 sq. ft./ 188 sq. m.

iQuarter is a highly prominent business park set within the established commercial high quality environment of Central Park. It is situated in an unrivalled position within the recognized Midland's motorway network of 'The Golden Triangle' adjacent to the Junction 1 of the M6 motorway. Direct access to Rugby Town Centre is less than five minutes away with excellent retail and leisure facilities.

Price

Unit 4 - £27,900 per annum exclusive

All prices, premiums, and rents etc are quoted exclusive of VAT at the prevailing rate.

Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable.

Please contact the letting agents to discuss your particular requirements.

Tenure

The premises are available to let by way of a new full repairing and insuring lease on flexible terms.

Utilities

We are advised that main services are connected to the property to include electricity, mains water, gas and drainage.

Service Charge

At £0.34/sq ft, iQuarter has one of the lowest service charge ratios in Rugby.

EPC

The property has an EPC rating of C-71.

Deposit

TBC

Viewings

Strictly by prior appointment with joint agents

Howkins & Harrison LLP on 01788 564 678.

Please contact the Commercial Department

Email: commercial@howkinsandharrison.co.uk

Hough Gould on 01905 887532

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.















