



HOWKINS &
HARRISON

7 IQuarter, Allerton Road, Rugby, Warwickshire, CV23 0PA

£33,300 per annum exclusive

- Located just of junction 1 of the M6
- Self-contained office buildings extending to 1,800 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

Please contact our Rugby office on
01788 564678
commercial@howkinsandharrison.co.uk

To Let High quality self-contained offices set within a highly prominent business park close to M6 Junc 1

Description

The building comprises a two storey modern office building, providing high specification offices to a modern business park. Unit 7 is a self-contained two storey open plan office providing excellent natural light within an energy efficient building.

- On-site car parking
- Suspended ceiling
- Fully Air Conditioned
- LED lighting
- Kitchenette
- Raised 150 mm floor

Unit 7 - 1,800 sq. ft./167 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

£33,300 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 £0.36/sq ft, iQuarter has one of the lowest service charge ratios in Rugby.

Business Rates

The current rateable value for Unit 7 is £22,253.

EPC

Awaiting certificate.

Viewings

Strictly by prior appointment with joint agents

Howkins & Harrison LLP on 01788 564 678.

Email: commercial@howkinsandharrison.co.uk

Hough Gould on 01905 887532

Email: david@houghgould.com or
laura@houghgould.com

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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.





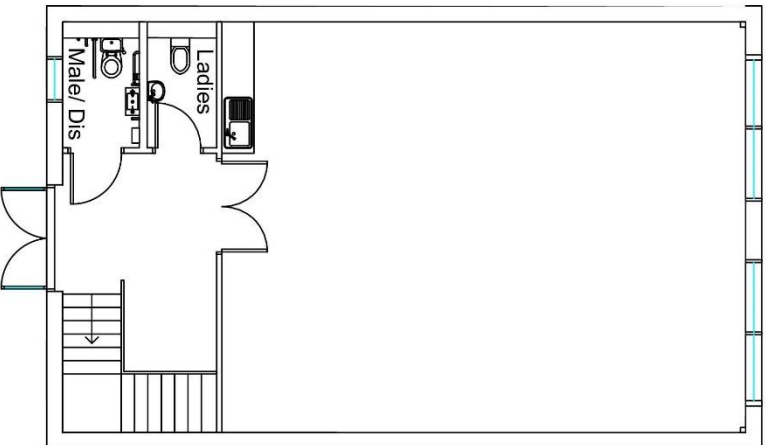


Date: 21.09.2017

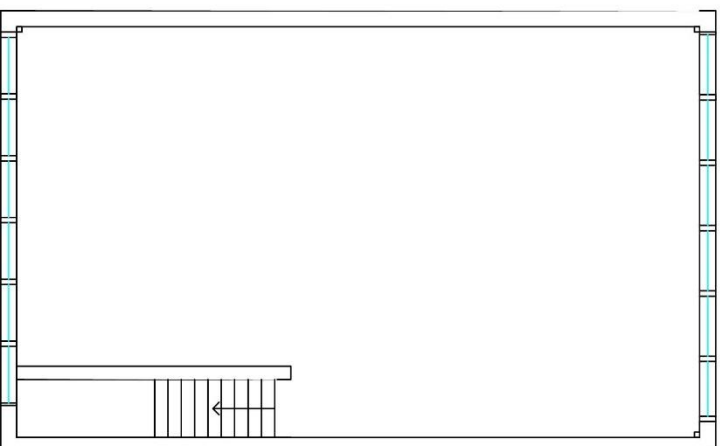
This drawing is protected by the Design Copyright Act 1988 and may not be copied or reproduced without consent.
Dimensions shown on this drawing are based on the best information available at the time of the site survey.

Unit 7

Ground Floor



First Floor



Client Name:	Hough Gould	Project Description:	Unit 7 Existing Layout	Consultant:	Scott Wakefield
Client Address:	Rugby	Drawing No:	Ol-17164.0	Scale:	1:100@A3
		Drawn By:	Sam Mahl		

Rev	Description	Editor	Date	Client initials	Drawing sign off - How authorised

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