



**HOWKINS &
HARRISON**

To Let: High quality self-contained offices

**7 Mitchell Court, Castle Mound Way, Central Park,
Rugby, CV23 0UY**

Rent £15,300 per annum excl

- Located just off Junction 1 of the M6
- Self-contained ground floor office extending to 988 sq. ft.
- 4 demised car parking spaces
- Available on flexible terms by way of a new FRI lease

Please contact our commercial team on:
01788 564678
commercial@howkinsandharrison.co.uk

Ground Floor High Quality Self-Contained Office within popular Business Park, extending 988 Sq. Ft., with allocated parking

Description

7 Mitchell Court is a self-contained ground floor modern office, providing open plan good quality office accommodation set within a prominent business park. The premises offers the following:

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

Accommodation	SQ. M.	SQ. FT.
Ground floor offices	91.85	988

The Property is situated in an unrivalled position within the recognised Midland's motorway network of 'The Golden Triangle', adjacent to Junction 1 of the M6 motorway and within two miles of the intersection of Junction 19 of the M1 motorway and the A14 dual carriageway. Direct access to Rugby Town Centre is less than five minutes away with excellent retail and leisure facilities. The rail links to London Euston Station are approximately fifty minutes travel time.

Price

£15,300 per annum exclusive

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 and drainage.

Service Charge

TBC

EPC

The current EPC rating for the property is D-78 expiring June 2028

Deposit

TBC

Planning

We understand that the property has planning permission for class E office use.

Viewings

Strictly by prior appointment with sole agents **Howkins & Harrison LLP**.

Please contact Jake Toddington

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Howkins & Harrison

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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.







