

Large Headquarter Offices

Boughton Road • Rugby • CV21 1BU

TDB
Real Estate



86,983 sq ft (8,081 sq m)

TO LET – Available Dec 2022

LARGE HEADQUARTER OFFICES

- 3 Storey offices
- Extensive on-site car parking
- Available in December 2022 subject to vacant possession



Red line for indicative purposes only

Location

The property is accessed off Boughton Road, an important spine road connecting with the A426 roundabout. The road provides regular bus services to Rugby Town Centre (2 miles to the south) and is within a 5-minute drive of Junction 1 of the M6 (1 mile to the north).

The property is also within close proximity to Leicester Road Retail Park, Elliot's Field Retail Park and a large Tesco superstore. The offices are also nearby to the employment and industrial zones at Rugby Gateway and the Swift Valley Industrial Estate.

Rugby Train Station is a 15-minute walk.

Description

The accommodation is located over the ground, first and second floors. The property provides:

- Excellent provision of car parking
- Carpeting throughout
- Kitchen & WC Facilities
- Suspended Ceilings
- Bike Storage
- Staff break out areas
- Goods in & out unit

Accommodation

	Sq Ft	Sq M
Ground Floor	31,289	2925.4
First Floor	27,905	2,592.6
Second Floor	27,589	2,563.1
Total	86,983	8,081.1

The property areas are expressed on an approximate net internal basis.



Terms

The property is available by way of a new full repairing and insuring lease for a number of years to be agreed. Rent on application.

Rates

We understand the rateable value of the property is £222,105. Rates payable for the current financial year April 2022 - March 2023 - £113,717.76.

Interested parties are advised to make their own enquiries to the council to verify this information.

VAT

The tenant will be responsible for payment of any VAT which the landlord may have an obligation to or choose to impose.

Services

All mains services are connected to the property.

Legal Costs

Each party to be responsible for their legal costs.

EPC

The property has an EPC rating of B49

Viewing

Viewing and further information via the sole agents:



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