TO LET/FOR SALE

MODERN OFFICE SUITES

Webb Ellis Business Park
Rugby, CV21 2NP

Rents based on £10 per square foot

- Office Suites Available
- B1 Business Use
- Suites From 71.53 Sq.m (770 Sq.ft)
  To 490.99 Sq.m (5,285 Sq.ft)

Viewing: By appointment with George and Company Surveyors on 01788 554455.
Location

The office suites are located on the Webb Ellis Business Park which is off Wood Street, approximately 5 miles’ drive from junction 1 of the M6 motorway. The offices are easily accessible from the surrounding highways and are close to Rugby’s local amenities including the railway station and the town centre, which is approximately a 10 minute walk.

Description

The suites form part or whole of one of the three storey buildings set within a modern terraced block, which has recently undergone refurbishment. The suites are configured to provide open plan office suites and benefit from kitchenette and WC facilities on each floor.

Accommodation

The accommodation briefly comprises:-

<table>
<thead>
<tr>
<th>Offices</th>
<th>Sq M</th>
<th>Sq Ft</th>
<th>Car Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 &amp; 2</td>
<td>409.79</td>
<td>4,411</td>
<td>26</td>
</tr>
<tr>
<td>8a</td>
<td>71.53</td>
<td>770</td>
<td>4</td>
</tr>
<tr>
<td>11</td>
<td>336.96</td>
<td>3,627</td>
<td>21</td>
</tr>
<tr>
<td>12 &amp; 13</td>
<td>490.99</td>
<td>5,285</td>
<td>30</td>
</tr>
</tbody>
</table>

Services

We understand that all mains services are connected to the property or are available close by.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Planning

We are verbally advised by Rugby Borough Council that the suites have a B1 planning consent for office accommodation. Interested parties are invited to make their own investigations with Rugby Borough Council Planning Department on Rugby (01788) 533533.

Business Rates

We are verbally advised by Rugby Borough Council that the current rateable value in the 2010 Rating List and the rates payable for period 1st April 2015 to 31st March 2016 are as follows:-

<table>
<thead>
<tr>
<th>Offices</th>
<th>Rateable Value</th>
<th>Rates Payable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 &amp; 2</td>
<td>£40,500</td>
<td>£19,966.50</td>
</tr>
<tr>
<td>8a</td>
<td>£8,800</td>
<td>£4,338.40</td>
</tr>
<tr>
<td>11</td>
<td>£36,000</td>
<td>£17,748.00</td>
</tr>
<tr>
<td>12 &amp; 13</td>
<td>£50,000</td>
<td>£24,650.00</td>
</tr>
</tbody>
</table>

Tenure

The office suites are available by way of new full repairing and insuring leases for a term of years to be agreed, with rents based on £10 psf.

Alternatively the Landlord will consider offers for the freehold interest on an individual basis.

Energy Performance Certificate

EPC’s are available for all office suites on request.

Service Charge

A service charge is payable to cover the following items:-

Grounds and landscaping, general repairs and maintenance to the common parts, electrical repairs and maintenance, sundry items, Health and Safety, electricity to the pump house and management fees

The service charge varies for each individual office suite and details are available upon request.

VAT

VAT may be charged at the prevailing rate if so elected.

Cost

Each party are responsible for their own legal cost incurred in the transaction.
**Viewing**

Strictly and only by prior arrangement through the sole agents:

George and Company Surveyors  
62 Regent Street  
Rugby, CV21 2PS

SUBJECT TO CONTRACT AND FORMAL LEASE