

## MODERN OFFICE ACCOMMODATION TO LET



### FIRST FLOOR ASPECTS HOUSE, 66A SOMERS ROAD, RUGBY, CV22 7DH

- 1,953 SQ FT (181.44sq m) of self contained office
- Quality offices in an excellent location
- 8 on site car parking spaces
- Separate entrance with reception area
- Available on a new lease with competitive terms on application

## LOCATION

The subject property is situated approximately 1.5 miles to the south west of Rugby town centre on the Somers Road Industrial Estate which is ideally situated for easy access to the A45, M40, M6 and M1.

## DESCRIPTION

The subject property comprises a purpose built, self-contained first floor office of 1,803 sq ft (167.44 sq m).

The property is of a brick construction and the first floor office offers a mixture of cellular and open plan accommodation.

The ground floor office is currently occupied by the DVLA.

The property benefits from the following specification / amenities:-

- Self-contained entrance
- Gas central heating
- Suspended ceiling with Cat 2 lighting
- Air conditioning
- Separate meeting room, server and storage rooms
- Newly carpeted (tiles) and decorated
- 8 marked car parking spaces

## ACCOMMODATION

The property comprises the following Net Internal Area:

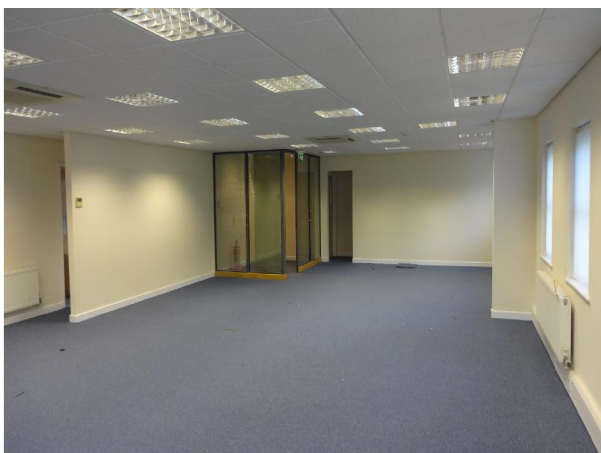
First Floor:	1,803 sq ft (167.44 sq m)
Ground Floor Reception	150 sq ft (14.00 sq m)
<b>Total</b>	<b>1,953 sq ft (181.44 sq m)</b>

## SERVICE CHARGE

The property is subject to a service charge to contribute towards the cost of maintaining the common areas. Further details are available on application.

## EPC

The property has an EPC rating of 81 within Band D.



## BUSINESS RATES

The Rateable Value for the property is £18,750.

The Uniform Business Rate for 2014/15 is 0.482p in the £.

## SERVICES

We understand that the property has all mains services. The services have not been tested and interested parties are requested to make their own enquiries in this regard.

## VAT

All prices and figures quoted are exclusive of VAT which is applicable.

## TERMS

The property is available on a new Full Repairing and Insuring lease at a rent of £17,500 per annum (£8.96 per sq ft) exclusive on terms to be negotiated.

## LEGAL COSTS

Each party shall bear the own legal costs.

## VIEWING

For further information or to arrange a viewing please contact sole agents:

**Name:** Richard Baker  
**Email:** richardbaker@prop-search.com  
**Telephone:** 07725 834136

