

TO LET

**The Albert Buildings, Castle Mews,
Rugby CV21 2XL
Rent: Commencing from £950 per
annum exclusive**

- First and Second Floor Office Suites
- Town Centre Location
- Class E Use
- NIA: From 06.33 sq m (68 sq ft) to 13.04 sq m (140 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICS
Regulated by RICS

Location

The Albert Buildings can be found in Castle Mews, a tertiary road within Rugby Town Centre between Albert Street and Castle Street and next to the John Barford car park.

Description

Modern office suites at first and second floor level, within a mixed-use building. Access is via a communal yard and hallway with shared welfare and kitchen facilities as well.

Accommodation

The accommodation briefly comprises:-

Suite 1	09.07 Sq m	(98 sq ft)
Suite 4	06.33 Sq m	(68 sq ft)
Suite 5	13.04 Sq m	(140 sq ft)
Shared Kitchen and WC's		

Services

We understand that mains electric, water and drainage services are connected to the premises.

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 understand that the premises has planning permission for Class E Office Use.

Energy Performance Certificate

An EPC has been requested and will be available on completion of a new lease.

Business Rates

The rateable value for each suit is as follows:

Suite 1:	TBC
Suite 4:	£420
Suite 5:	£1,065

Service Charge

Costs for communal services will be collected by way of a service charge. Further details are available on request.

Tenure

Available by way of a new equivalent Full Repairing & Insuring lease on terms to be agreed as:

Suite 1:	£1,200 per annum exclusive.
Suite 4:	£950 per annum exclusive.
Suite 5:	£1,685 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Value Added Tax

VAT will be applicable on the Rent at the prevailing rate.

Viewing

Strictly and only by prior arrangement through the sole agents:

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