



TO LET

**Suite 4, Chestnut Field House,
Chestnut Field, Rugby, CV21 2PD
Rent: £9,995 pa exc**

- Second Floor Office Suite
- Allocated On-Site Parking
- Class E(g) Office Use
- NIA: 86.77 sq m (934 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


RICSTM
Regulated by RICS

Location

The property is located on Chestnut Field, off Regent Place, within walking distance of Rugby town centre.

Description

Chestnut Field House is a modern purpose built three storey office building with a large car park to the rear; 6 parking spaces are allocated to this suite.

The suite itself is situated on the second floor. It has undergone recent refurbishment and provides open plan space with an additional private office and meeting room.

Accommodation

The accommodation briefly comprises:-

Suite 4 86.77 sq m 934 sq ft

Services

We understand that all mains 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.

Energy Performance Certificate

The property has a rating of C (70). A copy of the report is available on request

Business Rates

The rateable value in the 2017 Rating List is £5,000 and the rates payable for the year 2021/22 are £2,495.

Planning

We understand that the premises has planning permission Class E(g) Office Use

Tenure

The property is available on a new lease for a term of years to be agreed at a commencing rent of £9,995 per annum exclusive

Service Charge

There is a service charge payable for the upkeep of the common parts, which is charged at 13.51% of the total service charge. This charge payable for this suite for 2021 is £4,369.72.

Legal Costs

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

VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

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Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



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