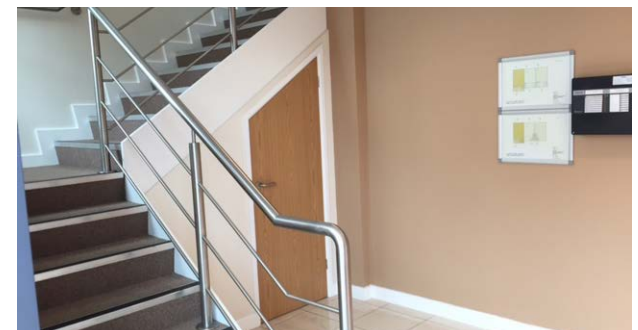


iQuarter

UNITS 6 & 7 | ALLERTON ROAD | RUGBY | CV23 0PA

1/2 MILE TO
M6 JUNCTION 1

IMMEDIATELY AVAILABLE
HIGH QUALITY SELF CONTAINED OFFICES
800 - 3,600 sq ft (74.3 - 334.4m²) **TO LET**



ADJACENT TO JUNCTION 1 M6 MOTORWAY



LOCATION

iQuarter is a highly prominent business park set within the established high quality commercial environment of Central Park.

Rugby is situated in an unrivaled position within the recognised Midland's motorway network of "The Golden Triangle" adjacent to Junction 1 of the M6 motorway.

Direct access to Rugby town centre, Rugby railway station and Elliot's Fields Retail Park which is less than 5 minutes drive.



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DESCRIPTION

The offices comprise two, 2 storey modern office buildings which are available split on a floor by floor basis, individually or can be merged to form a single unit. The open plan offices offer an excellent specification and energy efficiency in a light and airy building.

The offices benefit from the following:

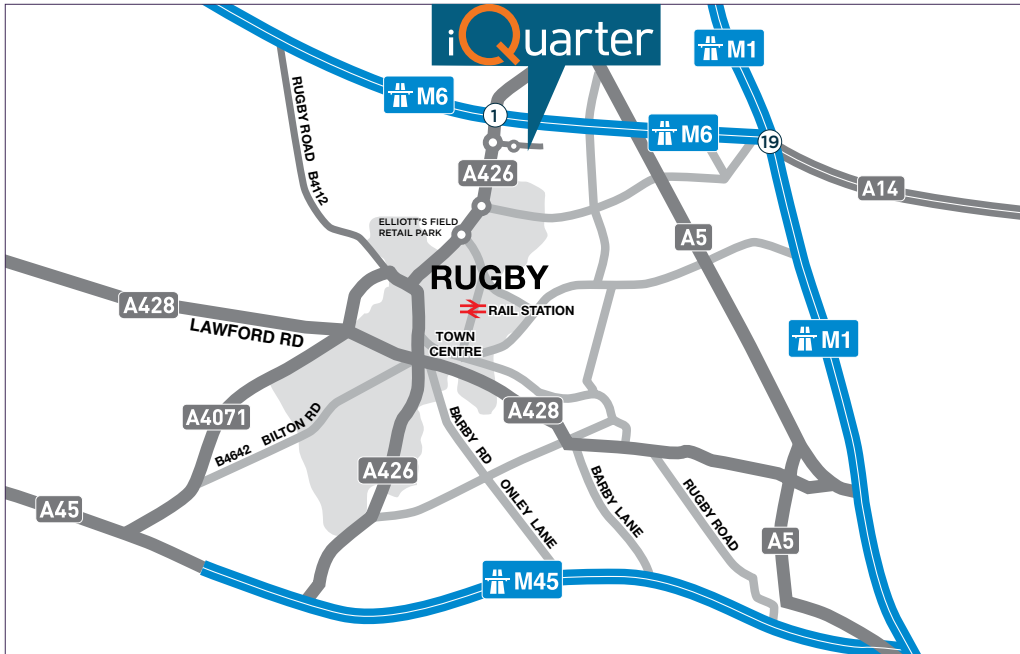
- Self contained office building
- 3-15 car parking spaces, more by negotiation
- Suspended ceilings
- LG3 lighting
- Kitchenette
- Raised 150mm floor

ACCOMMODATION

The available accommodation comprises the following:

UNIT 6	1,800 sq ft	(167.2 sq m)
UNIT 7 GROUND FLOOR	800 sq ft	(74.3 sq m)
UNIT 7 FIRST FLOOR	1,000sq ft	(92.9 sq m)
TOTAL (NIA)	3,600 sq ft	(334.4 sq m)





EXCELLENT CONNECTIVITY BY ROAD AND RAIL...



The fastest train journey time between Rugby and London Euston is 48 minutes.
On an average weekday, there are 120 trains per day. *(source:trainline.com)*

EPC

The properties have EPC ratings of C (71).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

RATES

The properties have the following rateable values in the 2015 rating list

Unit 6 £18,000 RV

Unit 7 £18,250 RV

SERVICE CHARGE

iQuarter has one of the lowest service charge rates in Rugby currently only 0.28p per sq ft, which makes it one of the most cost effective options available to occupiers.

TERMS

The premises are available to let by way of a new full repairing and insuring lease on either a floor by floor basis, single unit or both units in combination. Please contact the letting agent to discuss your particular requirements.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the agent:

DAVID HOUGH



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