

**TO LET  
HIGH QUALITY SELF CONTAINED OFFICE**

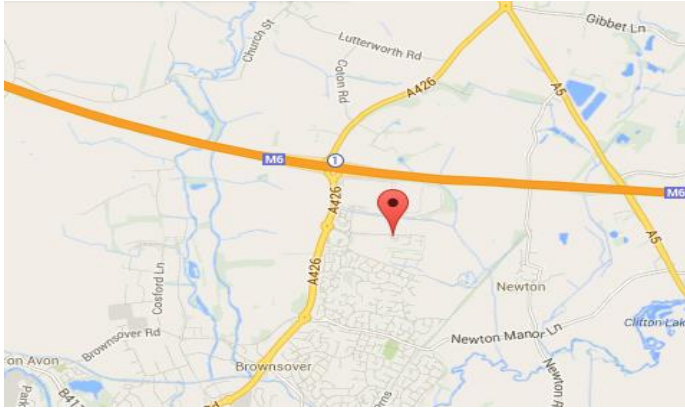
**Unit 7 iQuarter Allerton Road Rugby CV23 0PA**  
**Extending to 1,800 sq. ft. available**  
**Located Just Off Junction 1 Of The M6**



- Self contained office buildings extending to 1,800 sq. ft.
- 6 car parking spaces – more available by negotiation
  - Fully air conditioned
  - LED lighting
- High specification energy efficient building
- Available on flexible lease terms by way of a new FRI Lease



# iQuarter, Allerton Road, Rugby, CV23 OPA



## Location

iQuarter is a highly prominent business park set within the established commercial high-quality environment of Central Park. It is situated in an unrivaled position within the recognized Midland's motorway network of "The Golden Triangle" adjacent to junction 1 of the M6 motorway. Direct access to Rugby Town Centre is less than five minutes away with excellent retail and leisure facilities.

## Description

Each building comprises a two storey modern offices building, providing high specification offices on a modern business park. Unit 7 is a self-contained unit. The open plan offices provide excellent natural light within an energy efficient building.

- Self-contained office building
- On site car parking
- Suspended ceilings
- LED lighting
- Kitchenette
- Raised 150mm floor
- Fully Air Conditioned

Floor Area	Sq Ft	Sq M
Unit 7	1,800	167.2

## VAT

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

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## NOTICE

These brief particulars have been prepared as Agent for our Client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there should be no liability as a result of any error or omission in the particulars or any other information given.

## Business Rates

The current rateable value of the property is as below, this is not the amount payable:

Unit 7 £22,250.00

6 Car Parking Spaces £1,320 per space

The uniform business rate multiplier with effect from April 2023 is 51.2p and small business rates 49.9p

## Terms

The Premises are available to let by way of a new full repairing and insuring lease on flexible terms. The quoting rent below is per annum exclusive of VAT.

Property	Rent p.a.
Unit 7	£33,300.00

Please contact the letting agents to discuss your particular requirements.

## Services

All service are connected to the property

## Service Charge

The service charge for the common areas of the estate is nominal due to efficient management. iQuarter has one of the lowest service charge ratios In Rugby equating to 0.36p per sq. ft.

## Energy Performance Certificate

The property has an EPC rating of C-61

## Viewing

Viewing strictly by prior appointment.

**David Hough**

Hough Gould

01905 887532

[david@houghgould.com](mailto:david@houghgould.com)

**Laura Harding**

Hough Gould

01905 887532

[laura@houghgould.com](mailto:laura@houghgould.com)

