

**TO LET -
HIGH QUALITY SELF CONTAINED OFFICES**

**Units 2 and 3 iQuarter
Allerton Road Rugby CV23 0PA
Extending from 1,800 – 3,600 sq. ft.
Located Just Off Junction 1 Of The M6
Single or Double Unit Available
Ready For Occupation November 2025**



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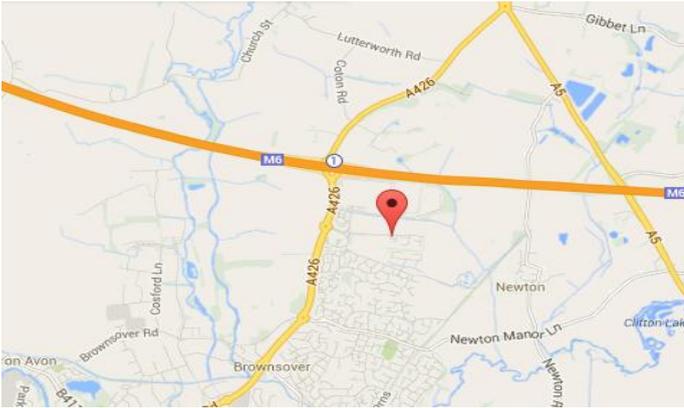


- Self contained office buildings, extending from 1,800- 3,600 sq ft.
- Central Park Rugby close to Junction 1 of the M6 - 1 minute drive time
 - 6 - 12 demised car parking spaces – more available subject to terms.
- Available on flexible lease terms by way of a new FRI Lease
 - High specification energy efficient building
 - LED lighting and air conditioning



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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 Midlands' 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

The buildings comprise two storey modern office buildings, providing high specification offices on a modern business park. Units 2 and 3 can be knocked through or self contained. The open plan offices provide excellent natural light within an energy efficient building.

- Self contained office buildings
- On site car parking
- Suspended ceilings
- LED lighting
- Kitchenette
- Air Conditioning
- Raised access 150mm floor

Floor Area	Sq Ft	Sq M
Unit 2	1,800	167.2
Unit 3	1,800	167.2

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate. The properties are opted for VAT so VAT will be payable.

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. Photographs are indicative of a refurbished unit and are subject to alteration. These particulars 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 values are:

Unit 2 and 3 £46,750.00

Car Parking – dependent on allocation

If lettings of single units are agreed it is expected that the VOA will split the rateable values.

The small business rate multiplier with effect from April 2025 is 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 2	£35,100.00
Unit 3	£35,100.00

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 currently running at 0.35p per sq ft.

Energy Performance Certificate

Unit 2 – B37

Unit 3 – B50

Certificates available on request.

Viewing

Viewing strictly by prior appointment with the joint agents. Please contact the letting agents to discuss your particular requirements.

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