



**Baker
Harman**

TO LET: Modern Office Accommodation



**Suite 2 Ground Floor, McGowan
House, 66c Somers Road, Rugby,
CV22 7DH**

- 1,283 sq ft (119.25 sq m) modern office accommodation.
- Quality Offices in an excellent location.
- 4 on site allocated car parking spaces.
- Available on a new lease, or by underlease or lease assignment.
- Highspeed Broadband connected to the building.

LOCATION

The subject property is situated approximately 1.5 miles to the south west of Rugby town centre on the Somers Road Industrial Estate which is ideally situated for easy access to the A45, M40, M6 and M1.

DESCRIPTION

The subject property is part of a 3-storey office building of brick-built construction under a pitched tiles roof.

The subject property is a ground floor office suite offering a total of 1,283 sq ft (119.25 sq m).

The building is accessed via a main entrance located to the front and is served by a service core that has a passenger lift to all floors and WC facilities on each floor.

The property benefits from the following facilities/amenities:-

- The property currently provides open plan office accommodation
- Cellular storage room to rear
- Carpeted floors
- Suspended ceiling with inset lighting
- Air conditioning/Heating
- Wall Mounted perimeter trunking
- High speed broadband connection to the building
- Kitchenette facilities

The property is served by a good allocation of car parking spaces and the suite has 4 allocated spaces.

ACCOMODATION

The property comprises a Net Internal Area (NIA) of 1,283 sq ft (119.25 sq m).

EPC

This property will have an EPC Rating of 28 in Band B.

SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage). None have been tested by the agents. All interested parties should make their own enquiries in this regard.



BUSINESS RATES

The property has a rateable value of £13,750
The current Uniform Business Rate for 2026/27 is 43.2p in the £.

SERVICE CHARGE

The property is subject to a service charge to contribute towards the cost of maintaining the common areas.

Further details are available on application.



LEGAL COSTS

Each part is to bear their own legal costs

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

TERMS

The suite is available either on a new internal and repairing and insuring lease on terms to be agreed or by way of an underlease or lease assignment.

Suite 2 has a guide rent of £15,000 pa exclusive.

All rents are payable quarterly in advance on the usual quarter date.

VIEWING

To view and for further details please contact:



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