

9 MITCHELL COURT

Castle Mound Way | Rugby | CV23 0UY

- ▲ Modern open plan layout with meeting rooms/partitioning
- ▲ 13 dedicated parking spaces
- ▲ Established landscaped office park
- ▲ Prime location adjacent to Junction 1 of the M6

Final Suite
Remaining



TO LET

High quality
ground floor
office suite

3,263 sq ft (303 sq m)

ACCOMMODATION

Ground Floor **303 sq m 3,263 sq ft**
EPC: B Rating



Raised access floors



Suspended ceilings with LED lighting



Heating and cooling system



Kitchenette facilities



WC facilities



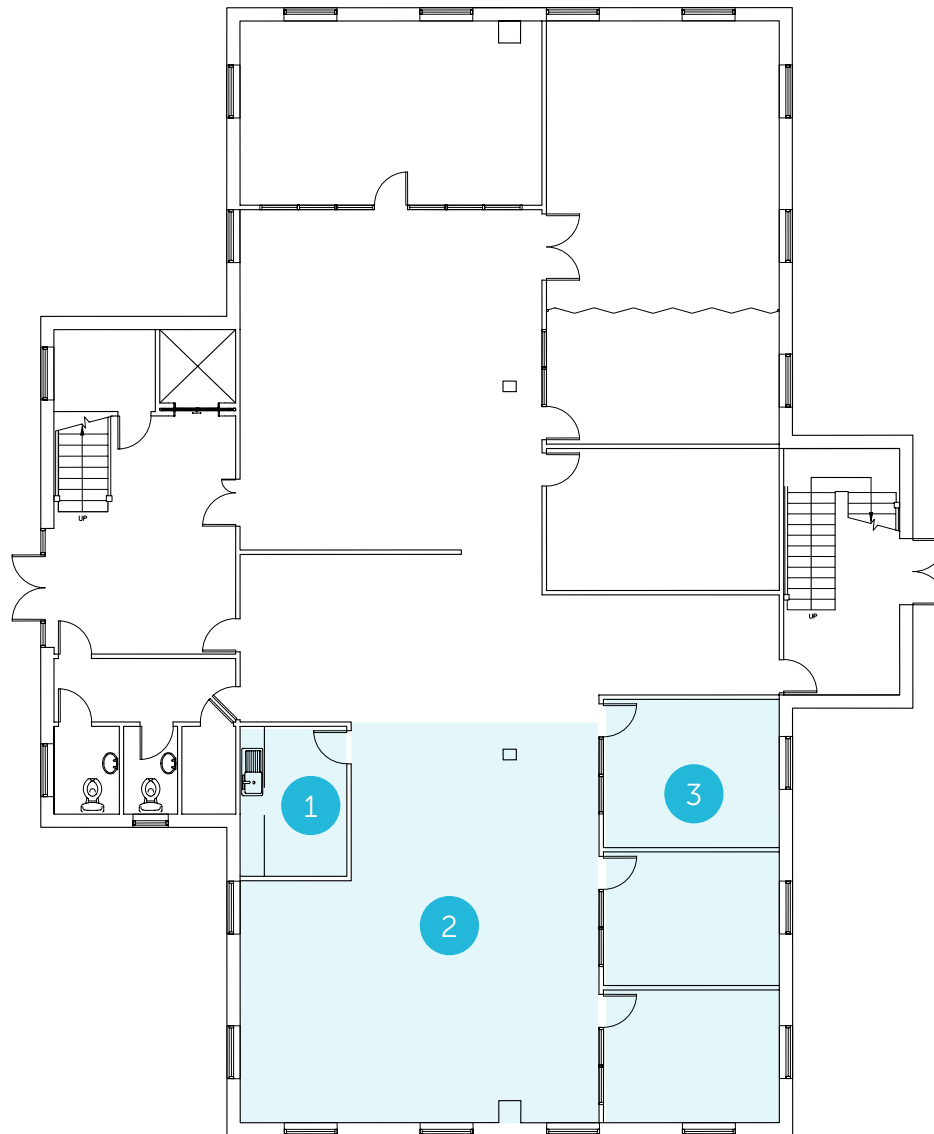
Carpet tile flooring



Double glazed windows



13 parking spaces



LOCATION

Rugby enjoys an enviable location at the heart of the country's transport network. It is approximately 34 miles east of Birmingham and 84 miles north of London. The town is close to the junction of the M1, M6 and A14 motorways and also provides main line rail services to London Euston and the North West.

Mitchell Court is a purpose-built office development located almost immediately adjacent to Junction 1 of the M6 and approximately 3 miles north of the town centre.

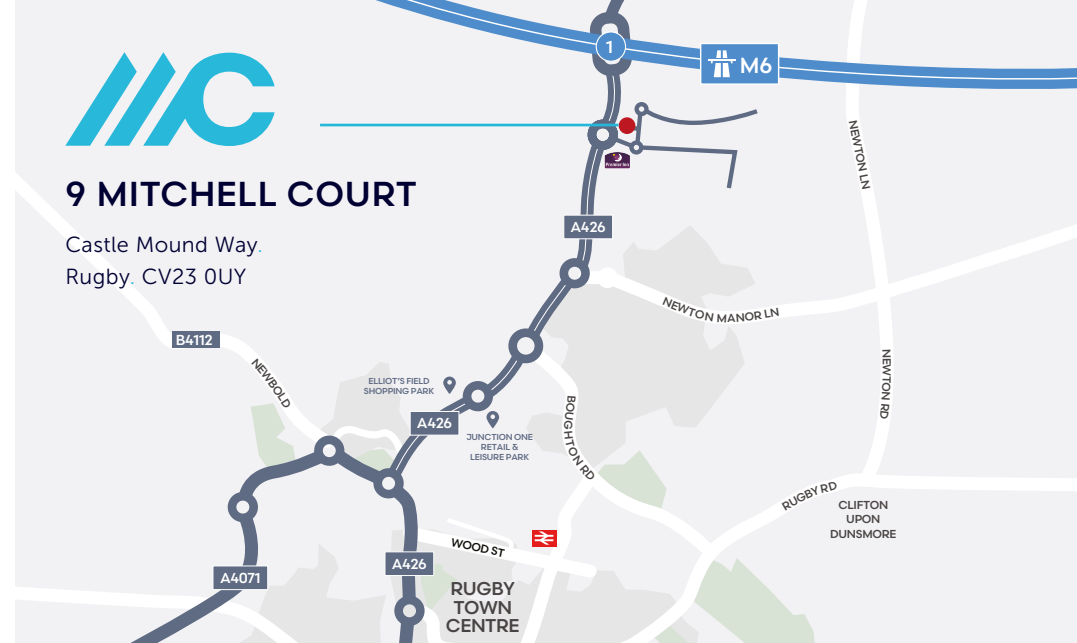
POSTCODE CV23 0UY

Rugby Town Centre	3 miles
Rugby Railway Station	3 miles
M6 – Junction 1	1 mile
M1 – Junction 18	8 miles
A14 (Catthorpe Interchange)	4 miles
Coventry	12 miles
Birmingham	34 miles



CLICK TO VIEW GOOGLE MAPS

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TERMS

The property is available To Let at a guide rent of £14.50 per sq ft.

BUSINESS RATES

The property has previously been assessed as a whole and will be reassessed on a floor by floor basis. Interested parties should make their own enquiries with the local authority.

SERVICE CHARGE

A service charge is payable for the maintenance of common parts and shared estate costs.

LEGAL COSTS

Each party to bear their own legal costs incurred.

VAT

Figures quoted are exclusive of VAT.

AML

We are legally required to undertake AML checks. Parties will be required to provide ID, proof of address, company structure and any other company information as outlined by our third party provider (KYC4U) when terms are agreed.

CONTACT

For viewing and further information, please contact the joint sole agents:

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