



To Let: Office Suite

Suite 3, Bernhard Court, Bilton Road, Rugby, Warwickshire,
CV22 7DT

HOWKINS &
HARRISON

To Let: Office Suite

**Suite 3 Bernhard Court, 188 Bilton Road,
Rugby, Warwickshire, CV22 7DT**

Top Floor suite in modern high tech office building.

NIA: 172.33 sq.m / 1,854.9 sq.ft

Asking Rent: £26,500 per annum exclusive

Features

- Top Floor suite in modern high tech office building
- Within a short distance of Rugby Town Centre
- Open plan space with breakout area and W.C's
- 10 allocated parking spaces

Location

Bernhard Court is located on the Bilton Road at the Junction with May Lane and Lytham Road within 1/2 mile of Rugby town centre. The property benefits from excellent communications and is well located near the following transport links: Rugby Mainline Railway Station, Coventry Airport, Birmingham International Airport, M6 Junction 1, M1 Junction 18 and M69 at Junction 2.

Rugby is an expanding market town situated close to the East /West Midlands border and strategically located for a number of major routes including the M1 motorway at junction 18, the M6 motorway at junction 1 and the A5, and also quick and easy access to the A14.





Description

The subject unit comprises a top floor open-plan office suite within a prestigious office building finished to a very high standard.

The property stands within picturesque grounds surrounded by mature trees and benefits from an attractive decked communal garden area adjacent to a stream. The property is well secured and is accessed via a gated entrance together with further intercom facilities on the ground floor entrance.

The available suite has a lift and stair access and benefits from the following services: Air conditioning, suspended ceilings, perimeter trunking, individual w.c.'s, carpeted floors, LG3 lighting and kitchenette facilities.

The suite benefits from 10 allocated parking spaces together with communal use of stunning decked garden area.

Description	SQ Metres	SQ Feet
Main Office	132.61	1,427.4
Side Office	39.72	427.5
W.C.s	-	-
Total	172.33	1,854.9

Services

The unit benefits from a mains connection to electricity, water and drainage.

Please note that Howkins & Harrison have not tested the availability or adequacy of the services, but it is assumed that the supplies are sufficient for its current use.

