

02476 450045

**RUGBY HOUSE,
3 EASTWOOD BUSINESS VILLAGE, BINLEY,
COVENTRY, CV3 2UB.**

TO LET



**HIGH QUALITY SELF CONTAINED
OFFICE PREMISES**

4,472 SQ FT (415.43 SQ M)

- Excellent Location Adjacent to A46
- Situated on Binley Business Park
- Generous Secure Car Parking
- New Lease

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LOCATION

Rugby House is situated on Binley Business Park, approximately 3 miles to the east of Coventry city centre and adjacent to the Coventry Eastern By-Pass (A46). The A46 by-pass provides dual carriageway connections to the M69 & M6 motorways (2 miles) for routes to the Midlands motorway network and the North and to the A45 at Tollbar Island (1 mile) for Birmingham, Birmingham Airport and the South.

Binley Business Park is ideally positioned to take advantage of current infrastructure improvements and growth in commerce, on the east side of the City. Ansty Park (MTC, Sainsbury's & London Taxi Co.), Middlemarch (Airport & Gateway Scheme) and Whitley (Jaguar Land Rover). Other office occupiers at the Business Park include Coventry Building Society, NFU Mutual, Dafferns, Extra Care Charitable Trust, St Gobain/Jewsons and McCarthey & Stone

DESCRIPTION

Rugby House.

- Open plan offices ground and first floor
- Potential to use part of ground floor as work-bench or warehouse space
- Suspended ceilings with fluorescent light boxes
- Raised floors
- Air Conditioning (heated and chilled air)
- Kitchen facilities
- Ladies, gents and disabled toilet facilities

ACCOMMODATION

Ground floor office 215.58 sq. ft. (215.58 sq. m.)

First floor office 1,175 sq. ft. (199.85 sq. m.)

Total Net Internal Area 4,472 sq. ft. (415.43 sq. m.)

18 spaces in a secure, automatic/electric gated car park.

LEASE TERMS

The premises are available by way of a new full repairing & insuring lease for a period to be agreed.

RENT

£73,500 per annum exclusive of VAT, to be levied on rent and other lease outgoings.

EPC - D80

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BUSINESS RATES

Rateable Value (office)	£66,000
Business Rates Payable 2019/20	£33,260

All parties should rely on their own enquiries.

LEGAL COSTS

The parties are to be responsible for their own legal costs associated with the grant of lease, including stamp duty and VAT payable thereon.



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LANDMARK INFORMATION

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VIEWING

Strictly by appointment with the agent:

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