

02476 450045

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

**TO LET**

**(Freehold Sale Offers Considered)**



**HIGH QUALITY SELF CONTAINED  
OFFICE PREMISES**

**4,300 SQ FT (399.63 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 CAD office and workshop
- Suspended ceilings with fluorescent light boxes with LED panels
- Raised floors
- Air Conditioning (heated and chilled air)
- Kitchen facilities
- Ladies, gents and disabled toilet facilities

## ACCOMMODATION

Ground floor office            2200 sq. ft.            ( 204.46 sq. m.)

First floor office                2100 sq. ft.            (195.17 sq. m.)

**Total Net Internal Area    4,300 sq. ft.            (399.63 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

£59,500 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 2021/22	£33,972

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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## VIEWING

Strictly by appointment with the agent:  
DRAKE HOWARD PROPERTY LTD 4 Leofric Court, Progress Way, Binley, Coventry, CV3 2NT

Contact: Marie Farrell  
marie@drakehoward.co.uk 02476 450045

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