



TO LET

Unit 18 Gladiator Way, Rugby CV21 1RX
Rent: Starting from £1,820 per annum

- Shared Offices in Established Business Location
 - On-Site Parking Available
 - Class E Use
 - NIA: Ranging from 11.3 sq m (121 sq ft) to 17.3 sq m (187 sq ft).
 - Total NIA: 246.4 sq m (2652 sq ft)
- VIEWING:** By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

 **George**
& company
chartered surveyors



Location

The property is a commercial space located within the Glebe Farm Industrial Estate, making it ideal for businesses seeking office space in a professional, industrial setting.

Situated in Rugby, Warwickshire, within an established industrial area, the property benefits from easy access to local transport networks, including road and rail connections, ideal for businesses requiring efficient logistics.

Description

The property comprises a modern industrial / office building situated within an established business park in Rugby. The accommodation offers a range of office suites suitable for various business uses, benefiting from a professional setting. The offices provide a mix of open-plan and cellular layouts, with ample natural light, suspended ceilings, and perimeter trunking for power and data. Additional amenities include on-site parking.

Accommodation

The accommodation briefly comprises: -

Various offices ranging from 11.3 sq m (121 sq ft) to 17.3 sq m (187 sq ft).

Total NIA: 246.4 sq m (2652 sq ft)

Business Rates

More information on available on request.

Energy Performance Certificate

The energy efficiency rating is 79(D). The EPC certificate expires 2028.

Services

We understand that mains electricity, water and drainage services are connected to the premises.

Interested parties are advised to make their own enquiries as to their condition.

Planning

We understand that the property has consent under the uses class order for Class E commercial business and service use.

Tenure

Available to let by way of a new full repairing and insuring sub-lease for a term of years to be agreed at a commencing rent of £1,820 per annum exclusive.

Legal Costs

The ingoing tenant will be responsible for the landlord's legal fees in the transaction.

VAT

The Premises is elected for Tax and VAT will be charged on the rent.

Viewing

Strictly and only by prior arrangement through the sole agents:

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These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

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