



Eight individual office suites | High specification | Period property | Prestigious address | Stylish décor

REGENT
COURT

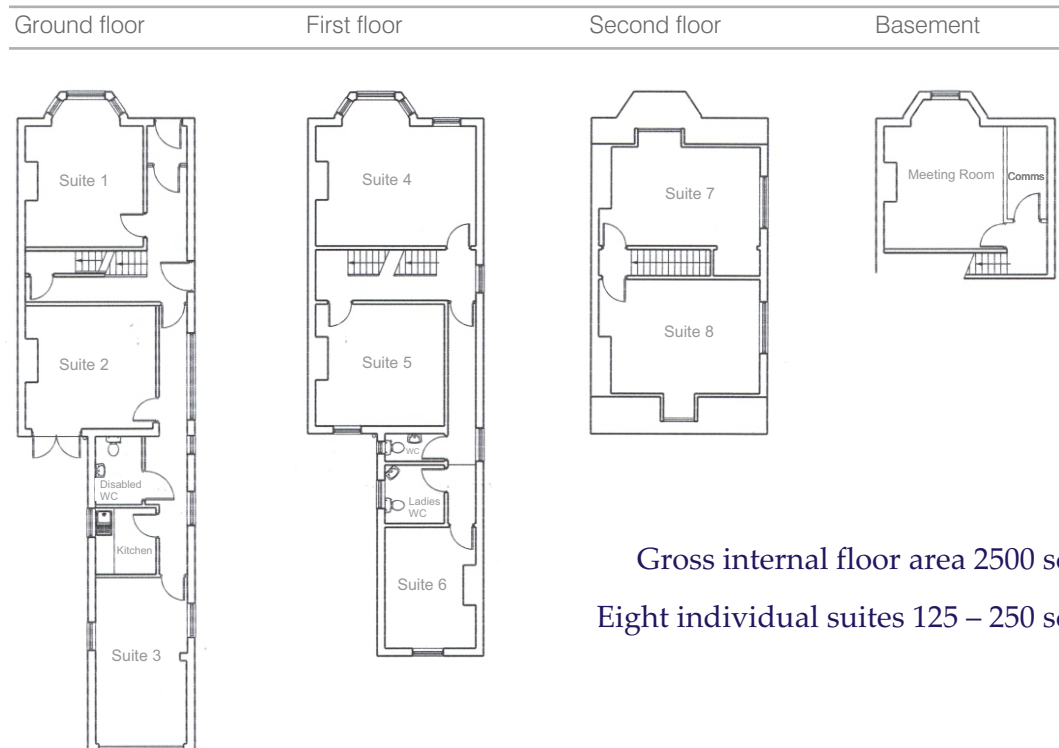
REGENT COURT

Regent Court | Regent Place | Rugby

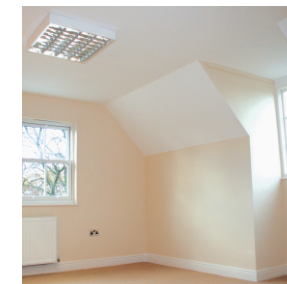
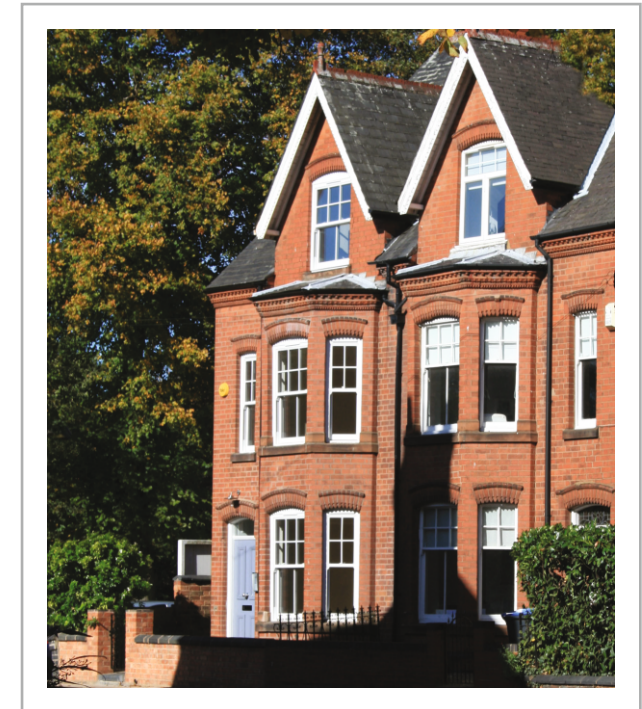
The Property

Regent Court is a three storey Victorian property in tree lined Regents Place, a conservation area within the commercial district of Rugby town centre. The building has been extensively renovated to blend stylish contemporary décor and modern influences with the building's original period features. This prestigious address houses eight individual office suites that share a smart entrance hall, attractive kitchen, meeting room and luxury washrooms.

The property enjoys views and close proximity to the well-kept and peaceful Caldecott Park to the West whilst the elegant sash windows to the front elevation overlook Regent Place. The gardens in the centre mark the site of an ancient British fort dating from the 13th Century and latterly a moated Manor house belonging to the De Rokeby family, from which the towns name Rugby, was derived.



Gross internal floor area 2500 sq ft
Eight individual suites 125 – 250 sq ft





Specification

24-hour alarmed access and CCTV
Category 2 lighting
Category 5 and 6 network cabling
Central heating
Communication equipment room
Fire alarm
Kitchen with dishwasher and fridge
Landscaped courtyard
Long stay car parking available
Luxury Male, Female and disabled washrooms
Meeting room
Telephone door entry system

Suite information

Suite	Floor	Area (sq ft/m*)		Workstations
1	G	180	17	2-3
2	G	170	16	2-3
3	G	180	17	2-3
4	1	250	23	3-4
5	1	170	16	2-3
6	1	125	12	1-2
7	2	225	21	3-4
8	2	210	20	3-4
M	B	180	17	

*approximate

The Town

With a blend of new and old, Regent Court mirrors the rich history of the town which can be traced back to medieval times. The modern art gallery, housing contemporary British art and the Clock Tower shopping centre, give way to narrow streets revealing Victorian and Edwardian architecture.

Rugby School, one of the oldest and most prestigious public schools in the country, was the setting of the Thomas Hughes book “Tom Browns Schooldays”. The pupils are a familiar sight in the town, as were old boys, Neville Chamberlain, the former Conservative politician and prime minister; William Webb Ellis, who famously carried a ball instead of kicking it, inadvertently inventing a new game in 1823 and Rupert Brooke, the Rugby born poet, whose work is celebrated with a statue in Regent Place.

Rugby remained a sleepy market back water until the coming of the railways in the 19th century, bringing industry and expanding the town to the second biggest in the country. The town can also boast being the birthplace of the jet engine. Frank Whittle built the worlds first prototype at his works in Rugby in 1937 and continued designing and developing the engines at nearby Brownsover Hall.

The town centre's business, leisure, retail facilities and railway station are all within a few minutes walk of Regent Court and there is ample visitor on-street car parking around Regent Place with numerous long stay car parks nearby. Rugby is well known for its collection of vibrant restaurants and public houses and the many quaint villages that ring the town offer some of Warwickshire’s hidden treasures.



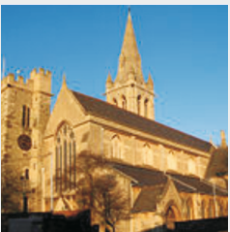
Art Gallery



Clock Tower



Rugby School



St Andrew's Church

REGENT COURT



Getting there

Rugby's close proximity to the M1 and M6 makes it a popular home to many distribution and logistics providers. The western relief road has eased town centre traffic making for a pleasant commute and with Rugby train station on the west coast main line there are frequent rail services to the capital with many offering journey times of well under an hour.

A variety of local bus services provide links to outlying villages as well as Coventry, Leicester, Northampton and Royal Leamington Spa. The UK's cosmopolitan "second city" Birmingham, with its International Airport, is just a short train journey or drive away. London's Heathrow airport is also within practical reach.

Postal Address

Regent Court, 42 Regent Place
Rugby, Warwickshire CV21 2PN

Distance and Time from Rugby

	Miles	Minutes
M6 Junction (Junction 1)	3	5
M1 (Junction 19 – Catthorpe)	6	10
M1 (Junction 18)	6	10
M45	6	12
Birmingham City Centre	34	45
Birmingham International Airport	27	40
Birmingham NEC	27	40
Coventry	12	20
Royal Leamington Spa	16	25
Stratford-upon-Avon	26	40

Web Site

www.regent-court.com

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