

MYSON HOUSE

RAILWAY TERRACE • RUGBY • CV21 3HT

RENTAL INCENTIVES
FROM £7.00 PSF IN YEAR 1



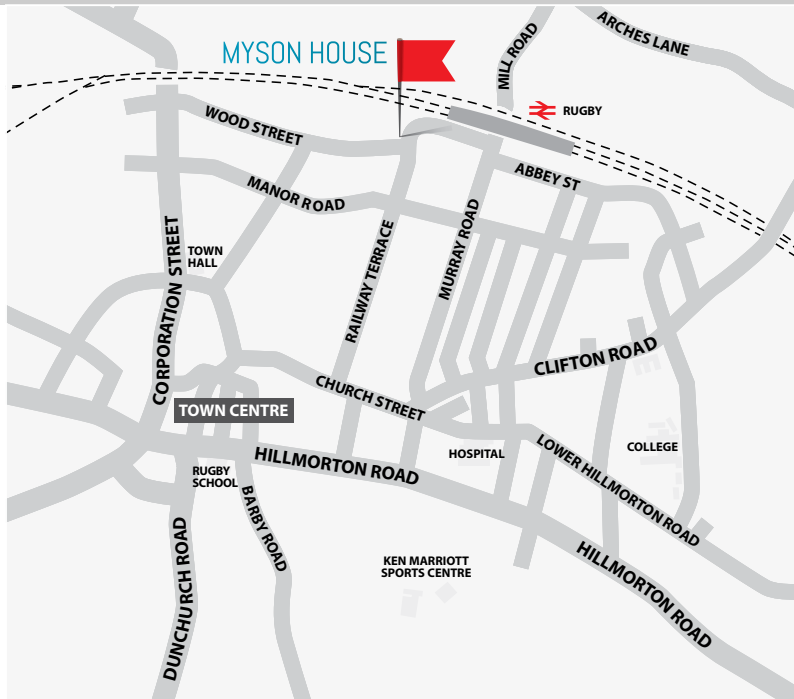
HIGH QUALITY OFFICES WITH COMPETITIVE RENTAL PACKAGES

ADJACENT TO RUGBY RAIL STATION WITH ON SITE CAR PARKING
FROM 2,500 SQ FT (232 SQ M) UP TO 11,300 SQ FT (1,050 SQ M)

TO LET

MYSON HOUSE

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DESCRIPTION

Myson House is a landmark six storey multi let office building that was extensively refurbished in 2010. The available space benefits from the following:

- Open plan offices with some meeting rooms / individual offices
- Panoramic views across Rugby
- Suspended ceilings with recessed lighting
- Raised floors
- Gas fired perimeter radiators
- Double glazed windows
- Kitchen / Break out areas
- 2 X 8 person passenger lifts
- Male, female and disabled WC's
- Shower facilities
- Ground floor entrance lobby with fob entry system
- Approximately 52 on site car parking spaces



LOCATION

Rugby is a rapidly expanding town situated in the centre of the UK's motorway network, with easy access to the M1 and M6 motorways, and also the A5 and A14.

Myson House is located a few hundred yards from Rugby's recently refurbished mainline railway station with direct train connections to London and Birmingham. The town centre is approximately ¼ mile and there are also nearby convenience shops, hotel etc.

"ON SITE CAR PARKING AND JUST MINUTES FROM RUGBY RAIL STATION"

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 09.17.

ACCOMMODATION

Part Floor*	2,500 sq ft	(232 sq m)
3rd Floor	5,650 sq ft	(525 sq m)
5th Floor	5,650 sq ft	(525 sq m)
Total	11,300 sq ft	(1,050 sq m)

Floors can be divided to create suites from approximately 2,500 sq ft (232 sq m) upwards. Contact the agents to discuss your requirements.

EPC

The property is assessed as:
3rd floor - C75 and 5th floor - D82.

TERMS

New lease terms are available with competitive rental packages from just £7.00 psf in year 1. Contact the agents for further information.

SERVICE CHARGE

There is a service charge for the property that deals with the running, maintenance and repair of the common parts and exterior of the property.

FURTHER INFORMATION

For further information or viewing arrangements, contact the sole agents.

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