

For Sale / For Lease

Office



BROMWICH  
HARDY  
024 7630 8900  
www.bromwichhardy.com

# 1 Mitchell Court

Rugby, CV23 0UY

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5,001 Sq Ft  
£725,000 for the Freehold/£75,000  
Per Annum



## Key Features

- Raised Access Floors
- Air-Conditioning
- LED Lighting
- Double Glazed Windows
- 22 Car Parking Spaces
- Virtual Tour:  
<https://my.matterport.com/show/?m=L6P5hZMrEfD>
- Courtyard Office



1 Mitchell Court, Rugby, CV23 0UY





## Location

1 Mitchell Court is located on Central Park, a popular business park location and a busy commercial hub. Its central location provides excellent road, rail and airport access across the UK. It is in close proximity to both J1 of M6, J19 & J20 of M1 and J1 of A14. Rugby town and its Station are 2.2 miles to the south, with regular train connections across the UK, including Birmingham, Edinburgh and London, with a fast train to Euston in under an hour.

Please note all distances and measurements are approximate and the map location is not the exact location of the property.

## Description

High-quality self-contained office building with 22 car spaces, open planned layout on the first floor and large meeting rooms and breakout spaces on the ground floor. W/C on both ground and first floors. Modern Kitchens and 24-hour security system. Ideal for owner-occupiers.

## Business Rates

Current Rateable Value: £70,000 (1 April 2023 to present)

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

## Tenure

The property is available by letting on a floor-by-floor basis or as a whole. The sale of the property is of the freehold.

## EPC

EPC Rating C

## VAT

This property is registered for VAT (Value Added Tax).



**1 Mitchell Court, Rugby, CV23 0UY**

With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Current service charge budget of £3,943.51 per annum, further details upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

[caine.gilchrist@bromwichhardy.com](mailto:caine.gilchrist@bromwichhardy.com)



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