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**TO LET FROM            £60**

### **Dunsmore Business Centre Spring Street Rugby CV21 3HH**

Range of serviced offices / suites or start up units available to rent on short / long term monthly licence basis. Situated within walking distance to Rugby City Centre and the Railway Station. Most of the amenities are close by and easily accessible to all major motorway networks. Offices are available on ground and first floor. Consisting of suspended ceiling, lighting, fully carpeted, gas central heating, telephone lines, double glazed, power points, communal kitchen and reception area. 24 Hours secured access and car parking. Rent starts from £60 Per week all inclusive. Immediate vacant possession.

- Office Suites To Let
- From £60.00 Per Week
- Close To Town Centre
- Short / Long Term License
- Ground & First Floor
- Car Parking Available
- Business Rates Including
- Viewing Recommended

view | by appointment only

estate agents | residential & commercial | sales & rentals  
417 st. saviours road | leicester LE5 4HH | 0116 273 1200

## VIEWING

STRICTLY BY APPOINTMENT THROUGH LEO PROPERTIES (LEICESTER) Ltd.

## ACCOMMODATION

All dimensions are quoted in accordance with the RICS code of measuring practice.

### OFFICES SUITES AVAILABLE:

Suite 5	(345 Sq. Ft.)	£140.00 per week + VAT
Suite 6	(330 Sq. Ft.)	£130.00 per week + VAT
Suite 8	(465 Sq. Ft.)	£185.00 per week + VAT
Suite 9	(335 Sq. Ft.)	£125.00 per week + VAT
Suite 10	(226 Sq. Ft.)	£90.00 per week + VAT
Suite 14	(189 Sq. Ft.)	£80.00 per week + VAT
Suite 15	(242 Sq. Ft.)	£90.00 per week + VAT
Suite 17	(165 Sq. Ft.)	£60.00 per week + VAT
Suite 18	(165 Sq. Ft.)	£60.00 per week + VAT
Suite 19	(165 Sq. Ft.)	£60.00 per week + VAT
Suite 21	(345 Sq. Ft.)	£120.00 per week + VAT
Suite 24	(450 Sq. Ft.)	£150.00 per week + VAT
Suite 25	(350 Sq. Ft.)	£115.00 per week + VAT
Suite 26	(220 Sq. Ft.)	£70.00 per week + VAT
Suite 27	(297 Sq. Ft.)	£100.00 per week + VAT

## SERVICES

All mains services are connected to the property or are available close by. Telephone lines are standard BT lines. (Details to be confirmed by the Landlord).

## FIXTURE AND FITTINGS

A schedule of the landlord fixtures and fitting to be drawn up and agreed.

## LEASE

A new lease is to be granted for a term to be agreed on a fully repairing and insuring basis and with provision for upward only rent reviews.

## RENTAL

Rent is inclusive of business rates, water charges, heating and electricity and payable monthly in advance by Standing Order.

## VALUATION

We offer free valuation and marketing appraisals to prospective vendors applicants and landlords of residential and commercial properties on a " No Sale No Fee " basis.

We Specialise in the sale and letting of residential and commercial properties providing colour particulars, daily updated web site, computerised mailing system with sms text messaging and experienced members of staff at hand to assist with any inquires.

You can view our website at [WWW. leoproperties.co.uk](http://WWW.leoproperties.co.uk) or

[www.vebra.com](http://www.vebra.com)

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Or ring us on 0116 2731200.

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