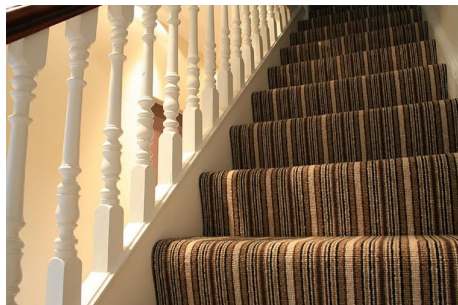


## 42 Regent Place

Rugby CV21 2PN



Nestled in a beautifully preserved conservation area, this centre finds itself at the heart of Rugby's bustling commercial district, where the convenience of urban amenities and the charm of historic architectural gems come together. Visitors to the area will appreciate the ample on-street parking options, as well as the myriad of long-stay car parks situated nearby. The town of Rugby boasts a dynamic array of restaurants and public houses, with the picturesque surrounding villages providing an abundance of Warwickshire's hidden treasures. One can appreciate the striking contrast between landmarks such as the Modern Art Gallery, which displays contemporary British art, and the Clock Tower shopping centre, all while leisurely strolling through the town's enchantingly narrow streets that showcase stunning Victorian and Edwardian architecture.

This splendid building tastefully integrates modern design elements with exquisite period features, resulting in a truly exceptional working environment. The prestigious address provides round-the-clock access, and a strong sense of professionalism is fostered through the building's smart entrance hall, which forms a formidable first impression for visiting clients. Supporting a collection of eight finely crafted office suites, the property further benefits from an array of compelling on-site amenities, such as an alluring landscape courtyard, a spacious meeting room, a fully equipped kitchen, and luxurious washrooms. Additionally, on-site parking spaces cater to convenience and practicality, further elevating the overall appeal of this distinguished property.

### transport links

<b>Underground</b>	SUBWAY Rugby
<b>Train Station</b>	SUBWAY Rugby
<b>Road Link</b>	N/A
<b>Airport</b>	Coventry Airport

### Leased Spaces

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- **Price** : Â£2 pcm
- **Min Price** : Â£2 pcm
- **Min Size** : 2 sq ft
- **Max Size** : 4 sq ft
- **Total Size** : 225 sq ft
- **Min Term** : 12 mnths
- **Max Term** : 24 mnths