

40,000 SQ FT
LET TO AIRWAVE SOLUTIONS

A NEW AIR CONDITIONED OFFICE BUILDING
FROM 4,594 SQ FT TO 25,791 SQ FT
TO LET



Central Park · Rugby · J1 M6



← Rugby

← M6 Birmingham

M6 J1

Lutterworth →

A426

M1 J19/A14 →

Premier Inn
BREWERS
FAYRE



RETAIL CENTRE

MAHLE

MORGAN ADVANCED
CERAMICS

PUBLIC OPEN SPACE

IQARTER

HEWLETT-PACKARD

AIRWAVE
SOLUTIONS

GLADMAN
OFFICE VILLAGE

CENTRAL PARK DRIVE

BAILEY ROAD



IKON: UNRIVALLED LOCATION

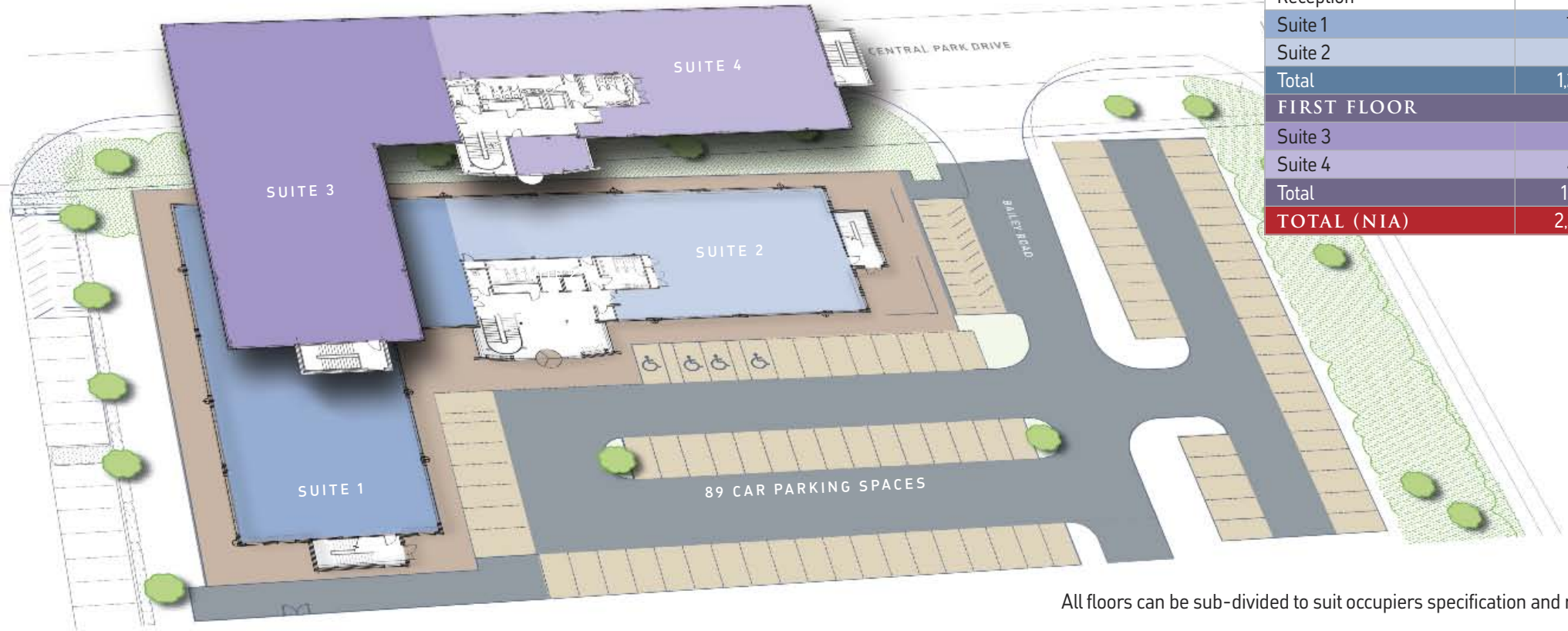


SPECIFICATION

- 89 car parking spaces in total
- High quality entrance reception
- Two 8 person passenger lifts
- Fitted shower at first floor
- Building management control system
- 1.5m planning grid
- BREEAM rated 'Very Good'
- 3 pipe VRV air conditioning
- 150mm fully raised access floor
- 2.7m (min) finished floor to ceiling height
- Mineral fibre suspended ceiling with integral light diffusers (500 Lux)
- Fully DDA Compliant

IKON: OFFERING MAXIMUM FLEXIBILITY, MINIMUM COSTS

IKON: FLOOR PLAN OPTIONS



Indicative floor split

IKON	sq m	sq ft
GROUND FLOOR		
Reception	81	868
Suite 1	720	7,751
Suite 2	427	4,594
Total	1,228	13,213
FIRST FLOOR		
Suite 3	714	7,684
Suite 4	455	4,894
Total	1,169	12,578
TOTAL (NIA)	2,397	25,791

All floors can be sub-divided to suit occupiers specification and requirements

IKON : AMENITIES

The iKon office building overlooks open countryside and is situated within the Central Park Business Development on the outskirts of Rugby.

iKon is well served by local facilities within the district retail centre, including a Premier Inn hotel, Brewers Fayre restaurant, and an Aldi supermarket. Within 1.5 miles are Elliotts Field and The Junction retail parks, together with a Tesco superstore.

Rugby town centre is 2 miles away offering a wide variety of shops and leisure facilities.

IKON : LOCATION

iKon is situated at junction 1 of the M6, providing direct access to the motorway system and has excellent access to public transport.

The mainline railway station in the town, offers direct access to Birmingham and London.

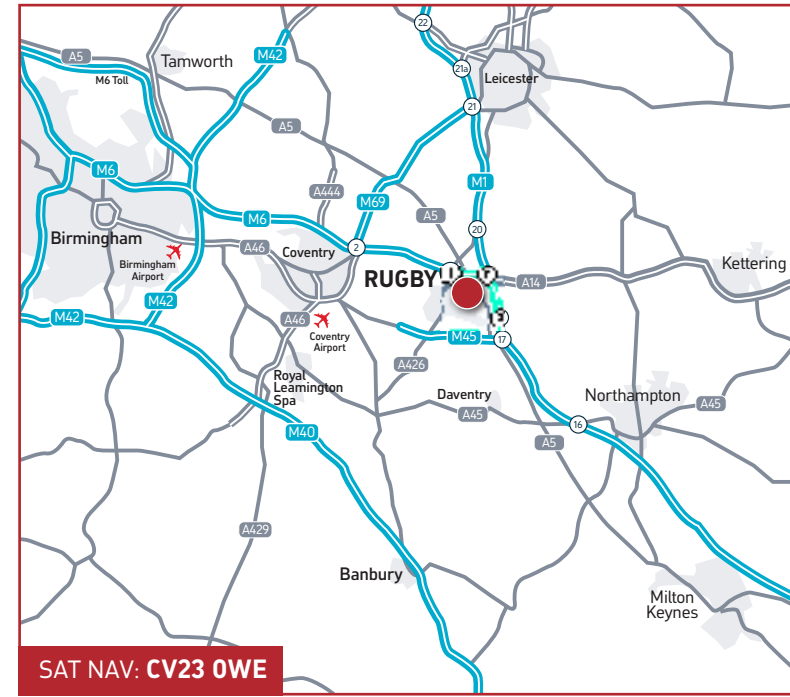
Train times from Rugby are:

- Birmingham - 36 minutes
- London - 47 minutes

Distances from Central Park to:

Rugby railway station	2 miles
M1/M6 Interchange	3 miles
A14	3 miles
Coventry	13 miles
Derby	15 miles
Leicester	21 miles
Birmingham International Airport / NEC	25 miles
Birmingham	33 miles





A development by



For more information visit

www.ikon-rugby.co.uk

or contact the joint agents

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