



TO LET

**6c Davy Court, Castle Mound Way,
Rugby, CV23 0UZ**
Rent: £5,115 per annum exclusive

- First Floor Modern Office
- Allocated Car Parking Spaces
- Sought After Business Park Location
- NIA: 30.69 sq m (330 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455
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Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICSTM
Regulated by RICS

Location

Davy Court forms part of a larger modern office development on the northern edge of Rugby. Located on the doorstep of Junction 1 of the M6, the site provides great access to the surrounding motorway network and Rugby Town Centre via the A426 Leicester Road.

Description

A purpose-built office building of traditional brick construction with a pitched tiled roof. The accommodation is split into three self-contained suites, with welfare facilities to the ground floor. The offices are modern in design with carpet flooring, suspended acoustic tiled ceilings, perimeter trunking, slimline electric heaters. Allocated car parking spaces are also available.

Accommodation

The accommodation briefly comprises: -

First Floor Suite: 30.69 sq m 330 sq ft

Services

We understand that all mains electricity, water and drainage services are connected to the premises. *Interested parties are advised to make their own enquiries as to their condition.*

Energy Performance Certificate

An EPC has been requested and will be available on completion of the lease.

Planning

We understand that the premises have planning permission for Class E use class within The Town and Country Planning Act Use Class Order.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Business Rates

The rateables value in the 2023 Rating List is £3,850.

Tenure

Available on a new effective Full Repairing & Insuring lease by way of a service charge, on terms to be agreed at £5,115 per annum exclusive.

Service Charge

Levid to cover the communal services of the property and Davy Court estate.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

VAT will be charged on the rent at the prevailing rate..

Viewing

Strictly and only by prior arrangement through the sole agents:

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