



TO LET

**Unit 2, Davy Court, Castle Mound
Way, RUGBY, CV23 0UZ.
Rent: £26,000 per annum exclusive**

- Self-Contained Office Suite
- Office Park Location
- Allocated Parking
- NIA: 155.05 sq m (1,669 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
Email: agency@georgeandcompany.co.uk
Website: www.georgeandcompany.co.uk

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 over two floors with one office and welfare facilities to the ground floor and two offices on the first floor.

The office suites are modern in design with carpet flooring, perimeter trunking, slimline electric. Eight parking spaces are allocated to the building.

Accommodation

The accommodation briefly comprises:-

Ground Floor:

| | | |
|---------|------------|-----------|
| Office | 68.82 sq m | 740 sq ft |
| Kitchen | 02.37 sq m | 29 sq ft |
| WC | | |

First Floor

| | | |
|----------|------------|-----------|
| Office 1 | 53.01 sq m | 570 sq ft |
| Office 2 | 30.69 sq m | 330 sq ft |

Services

We understand that mains electric, water and drainage services are connected to the premises.

George and Company have not tested any of the available services and interested parties are advised to make their own enquiries as to their condition.

Energy Performance Certificate

The energy efficiency rating is 58(C), valid until May 2033

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 rateable value in the 2023 Rating List is £21,450 and the rates payable for the year 2023/2024 are £10,725.

Planning

We understand that the premises has planning permission for Class E Use.

Tenure

Available by way of a new effective Full Repairing & Insuring lease on terms to be agreed, at a commencing rent of £26,000 per annum exclusive.

Estates Charge

A charge is levied to cover the communal areas of the Davy Court estate.

Legal Costs

Each party will be responsible for their own legal costs accrued.

Value Added Tax

The owner reserves the right to charge VAT on the rent, if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

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