

OFFICE BUILDING FOR SALE/ TO LET



UNIT 11, DAVY COURT, RUGBY, CV23 0UZ

For Sale: £350,000

To Rent: £30,000 per annum

1,838 sq ft (170.76 sq m)

Description

11 Davy Court comprises a modern office building within an established office park location in Rugby. Extending to 1,838 sq ft, the building provides modern, well specified accommodation suitable for a wide range of commercial occupiers.

The ground floor accommodates male and female W/C's, a kitchenette and open plan office space, with the benefit of a partitioned meeting room. Meanwhile, the first floor accommodates an open plan style office space, as well as an additional meeting/board room.

In general, the office benefits from LED lighting, perimeter trunking, w/c's and generous parking provisions, with the kitchenette undergoing refurbishment imminently prior to sale/letting.

Summary

- Ample Parking Provision
- LED Lighting
- Air Conditioning
- Kitchen Refurbishment
- Perimeter Trunking



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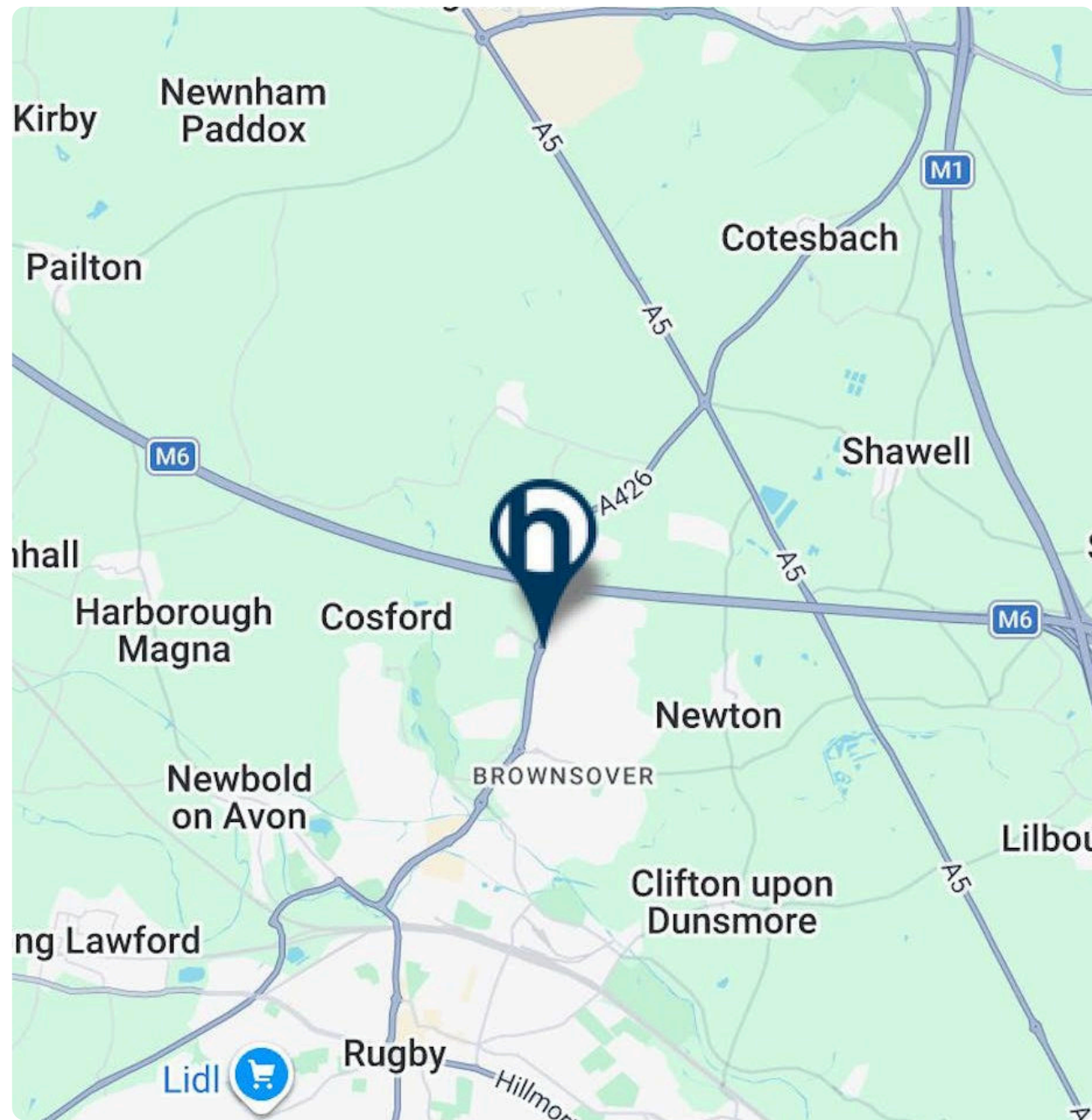
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Location

11 Davy Court offers a modern office setting within Central Park, one of Rugby's most established business locations. Positioned just off the A426, the office is located less than 1 mile from Junction 1 of the M6, and only 5 miles from Junction 20 of the M1, providing exceptional connectivity to the wider midlands motorway network.

The surrounding estate is home to a strong mix of professional, logistics and service-sector businesses, creating a well-supported commercial environment. Local amenities, public transport links and Rugby town centre are all within easy reach, making it a practical and well-connected base for office occupiers.



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Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

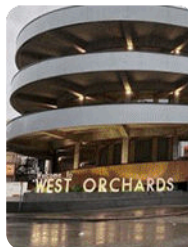
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



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GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Office	850	78.97	-	Available
1st - Office	988	91.79	-	Available
Total	1,838	170.76		

TERMS

For Sale - £350,000 To Rent - £30,000 per annum

RENT

£30,000 per annum

EPC

B (35)

BUSINESS RATES

Rateable Value: £24,750

LEGAL FEES

Each party to bear their own costs

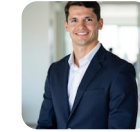
ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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