

TO LET

**4b Davy Court, Castle Mound Way,
Rugby CV23 0UZ**
Rent Commencing from: £15,000 PAX

- First Floor Office Suite
- Office Park Location
- Allocated Parking
- NIA: 91.8 sq m (988 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


RICS
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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

The office suite is the first floor of a modern purpose-built mid-terrace office building. The suite has various partitioned offices and a larger open plan co-working space and has recently been refurbished with new carpets, LED grid-lighting and access to Fibre Broadband. Communal kitchen and welfare facilities are available. There are also 3 parking spaces allocated to this suite.

Accommodation

The accommodation briefly comprises:-

Ground Floor

Main Office:	78.2 sq m	(842 sq ft)
Meeting Room:	9.2 sq m	(99 sq ft)
Store:	4.4 sq m	(47 sq ft)

Services

We understand that all mains 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 76(D). A copy of the report is available on request.

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 2026 Rating List is £12,750.

Planning

We understand that the premises have planning permission for Class E(g) Office Use.

Tenure

The suite is available on a new effective Full Repairing & Insuring lease on terms to be agreed at a rent commencing from £15,000 per annum exclusive. The rent will be stepped up to £15,300 per annum exclusive at the start of the second year.

Service Charge

A service charge will be applicable to cover maintenance and services of the communal areas of the building, as well as the Davy Court estate. Further details available on request.

Legal Costs

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

VAT

The property is elected for VAT and VAT will be charged on the rent.

Viewing

Strictly and only by prior arrangement through the sole agents:

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