



FOR SALE

**4A & 4B Davy Court, Castle Mound
Way, Rugby CV23 0UZ
Purchase Price: £280,000 Exclusive**

- Purpose Built Office Investment or Owner Occupier Opportunity
- Office Park Location
- 8 Allocated Parking Spaces
- NIA: 171.51 sq m (1,846 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
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

The offices comprise a modern purpose-built mid-terrace office building divided into 4A and 4B Davy court. 4A comprises ground floor offices whereas 4B comprises the first floor of the property.

The property benefits from LED grid-lighting and access to Fibre Broadband. Communal kitchen and welfare facilities are available. There are also 8 parking spaces allocated to the property.

Accommodation

The accommodation briefly comprises:-

Ground Floor (4A Tenanted)

Office: 76.92 sq m (828 sq ft)

Kitchen: 0.2.79 sq m (30 sq ft)

WCs

First Floor (4B Vacant)

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.

Business Rates

The rateable value in the 2026 Rating List is

4A: £11,000.

4B: £12,750.

Planning

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

Tenure

4A Davy court is let paying an annual rent of £12,850 per annum on an effective FRI lease. 4B Davy court is available with vacant possession, interested parties could either occupy the space themselves or seek to let the property to generate an income. 4 Davy court is available on a long lease of 250 years from May 2016.

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 purchase price where applicable.

Viewing

Strictly and only by prior arrangement through the sole agents:

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Rugby CV21 2PS

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