

MODERN OFFICES FOR SALE/TO LET

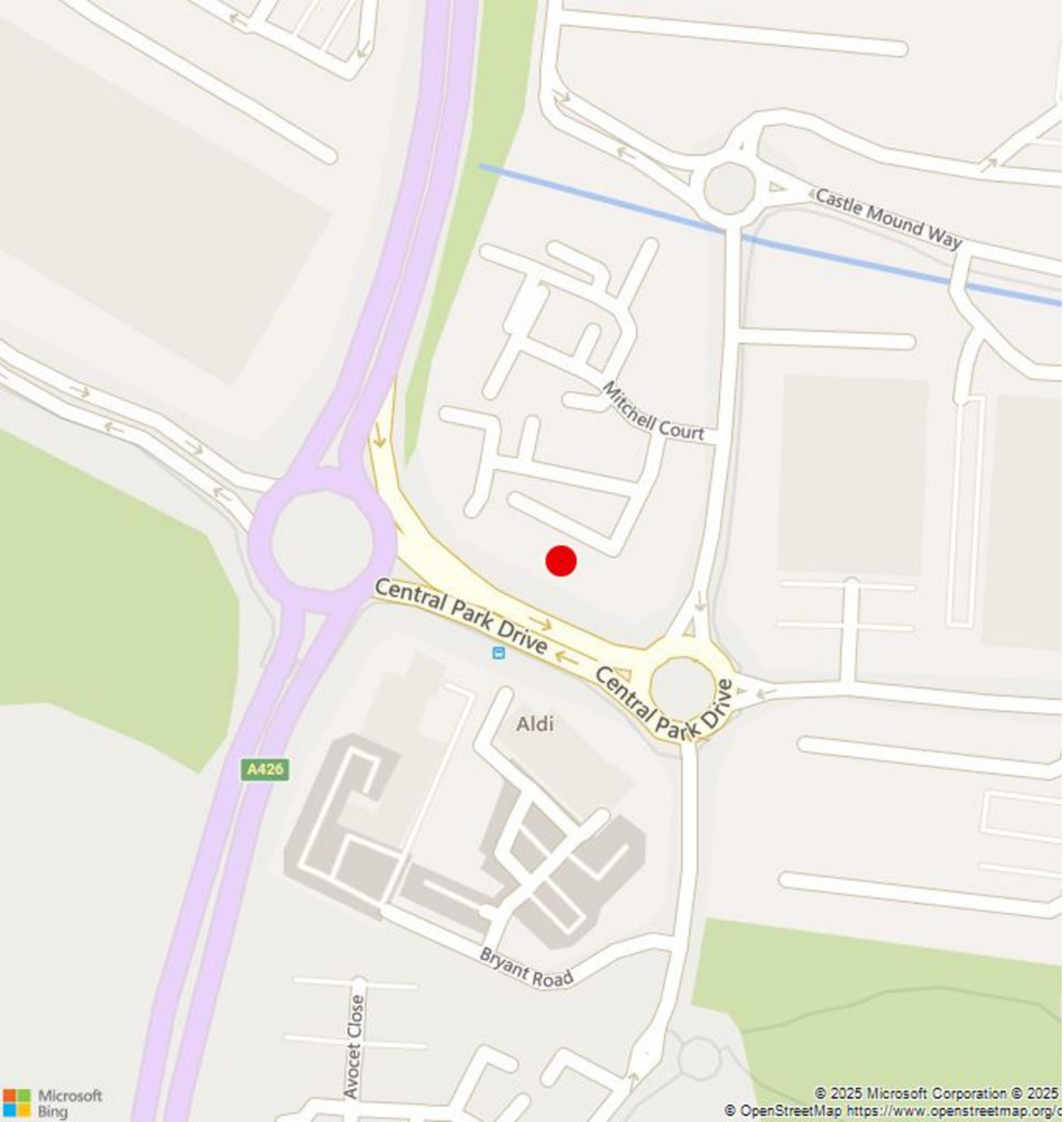
Unit 1, Davy Court, Castle Mound Way, Rugby, Warwickshire, CV23 0UZ



2,228 Sq Ft (206.98 Sq M)

£375,000 for the Freehold £28,000 per annum exclusive

- ▶ Raised access floors
- ▶ Air conditioned throughout
- ▶ 12 parking spaces
- ▶ LED lighting throughout



LOCATION

The property occupies a prominent position on Davy Court Business Park.

Davy Court is located in Central Park, a popular business park location and busy commercial area of Rugby. The business park provides excellent road, rail and airport access. It is located within close proximity of both Junction 1 of the M6, Junction 19/20 of the M1 and Junction 1 of the A14.

The office is located approximately 2.2 miles from Rugby town centre, which offers a mainline train station.

Rugby is a market town in Warwickshire, with a population of 78,117 (2021 census) and it is the second largest town in Warwickshire.

DESCRIPTION

The property offers high quality, self contained office building with 12 parking spaces.

The property is constructed of brick elevations under a pitched roof, with double glazed units throughout.

Internally, the property provides at ground floor level an office with an internal glazed office. The first floor is a large open plan office.

The offices provide suspended ceilings with LED lighting, kitchen and wc provision on both floors and are carpeted and air conditioned throughout.

ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Ground floor office/kitchen	1,030	95.69
First floor office	1,198	111.29
Total	2,228	206.98

All areas are quoted in accordance with the RICS Code of Measuring Practice

CURRENT RATING ASSESSMENT

Charging Authority: Rugby County Council
Rateable Value : £30,000

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Alternatively, the freehold of the property can be made available with vacant possession.

EPC

The property has an Energy Rating of B.
The EPC will be valid until 03 December 2033.

PRICE

£375,000 for the Freehold

RENT

£28,000 per annum exclusive

VAT

The property is registered for VAT.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required.

SERVICE CHARGE

A service charge is applicable. More information is available upon request.

VIEWING

Please get in touch to arrange a viewing.



Reg Pollock

rp@appleicester.co.uk

0116 254 0382

Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.