



Office To Let

7a Davy Court, Castle Mound Way, Rugby, Warwickshire, CV23 0UZ

HOWKINS &
HARRISON

Office to Let

7a Davy Court, Castle Mound Way, Rugby.

992 sq.ft. (92.2 sq.m.)

£14,000 per annum

Features

- Ground Floor Office Suite
- 2 Allocated Parking Spaces
- Excellent Accessibility to the Motorway Network and Railway Station.
- Sought After Business Park Location.
- 92.2sq.m (992 sq.ft)
- £14,000 per annum

Location

Central Park is located adjacent to Junction 1 of the M6 motorway within two miles of the intersection of Junction 19 of the M1 motorway and the A14 dual carriageway. Davy Court is located off Castle Mound Way, which links to the M6 via the A426 Leicester Road. Central Park is Rugby's premier office park location and provides excellent amenities and accessibility to the surrounding motorway networks and more so into Rugby town centre itself.

Rugby benefits from excellent rail links with London Euston Station being approximately fifty minutes travel time. Rugby town centre is approximately two miles south of Lutterworth and approximately fourteen miles from Coventry and twenty miles from Northampton.





Description

The accommodation comprises a two-storey office property providing two self contained office suites with communal kitchen and w.c. facilities located on the ground floor.

Town & Country Planning

We understand the properties have planning for use Class E.

Services

Purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. The cost of providing such services to the site will be at the purchasers own expense.

Rent

To Let for £14,000 per annum

Accommodation

92.2 sq. m (992 sq. ft.)

EPC

E

Business Rates

The property is listed with a Rateable Value of £15,000.

Tenure

The building is available on a new lease.

Plan, Area and Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Legal Costs

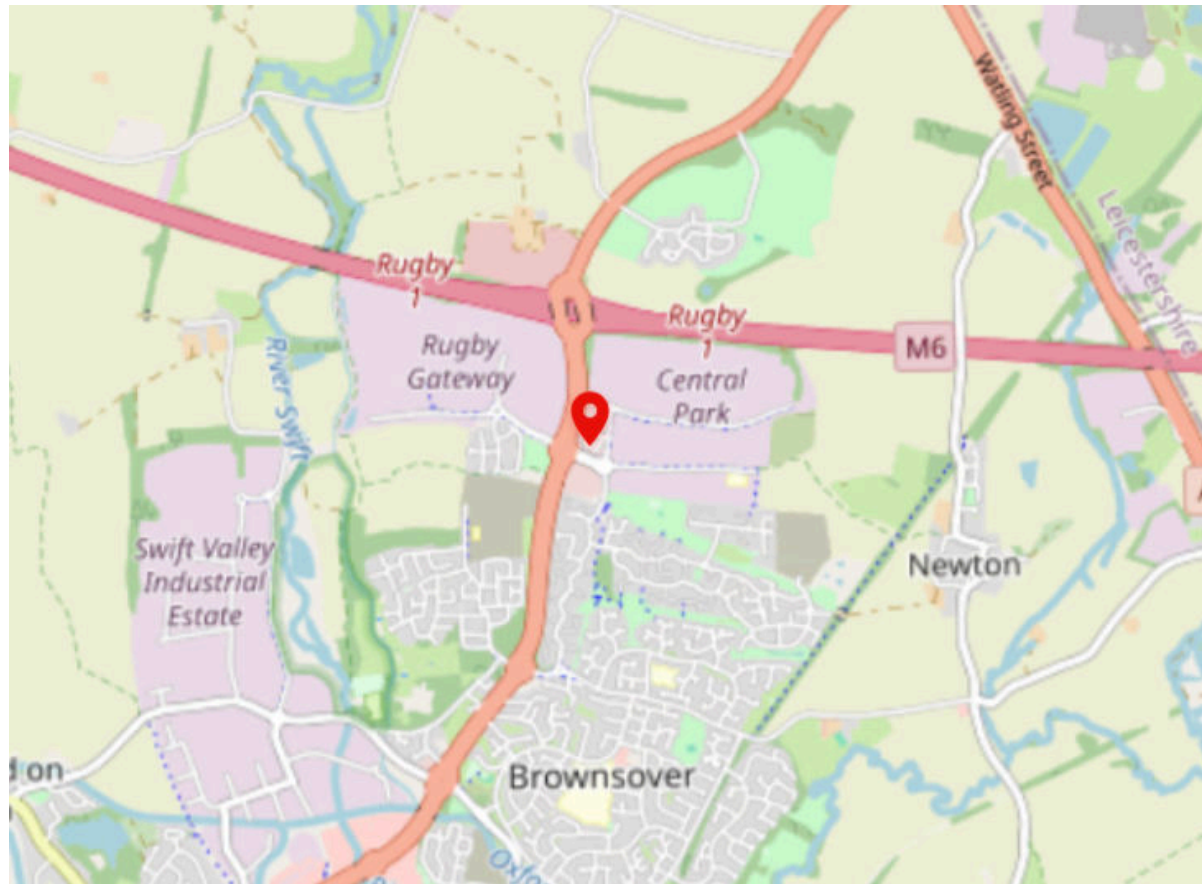
Each party to bear their own legal costs incurred in documenting the transaction.

Identity and Compliance Checks

To comply with our legal and regulatory obligations, we are required to complete identity and compliance checks on tenants prior to a tenancy proceeding. Tenants will be asked to provide the relevant details as part of this process. We are unable to formally accept an offer until the required information has been provided and the necessary checks have been completed.

Viewing

Viewings strictly by prior appointment with sole agents Howkins & Harrison LLP. Please contact Jacques Pokarou on: jacques.pokarou@howkinsandharrison.co.uk or 01788 564675.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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