



## Unit 9, Davy Court, Rugby, CV23 0UZ

### MODERN SELF-CONTAINED OFFICES

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,728 sq ft / 160.54 sq m
<b>Price</b>	£275,000 for the freehold interest
<b>Service Charge</b>	A service charge is levied to cover the costs in maintaining the common parts of the Estate. Further details on request.
<b>Business Rates</b>	Ground Floor: £10,000; First Floor: £11,500
<b>EPC Rating</b>	B (48)

#### Key Points

- 8 Parking spaces
- Popular Business Park
- Freehold
- Close proximity to Junction 1 of the M6
- Vacant possession from mid-October 2024

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## Location

Davy Court is a modern office development situated a short distance from Junction 1 of the M6 motorway and approximately 3 miles from Rugby Town Centre.

## Description

The property comprises modern, mid-terraced, self-contained, two-storey, open-plan offices.

The accommodation features suspended ceilings with inset Category 2 lighting and perimeter trunking.

## Accommodation

Description	sq ft	sq m
Offices	1,728	160.54
<b>Total</b>	<b>1,728</b>	<b>160.54</b>

## Services

Mains electricity, water and drainage are connected.

## Tenure

The property is being sold freehold with vacant possession.

## Price

£275,000 for the freehold interest.

## Service Charge

A service charge is levied to cover the costs of maintaining the common parts of the Estate. Further details on request.

## Business Rates

The property is currently rated as follows:

Ground Floor: £10,000

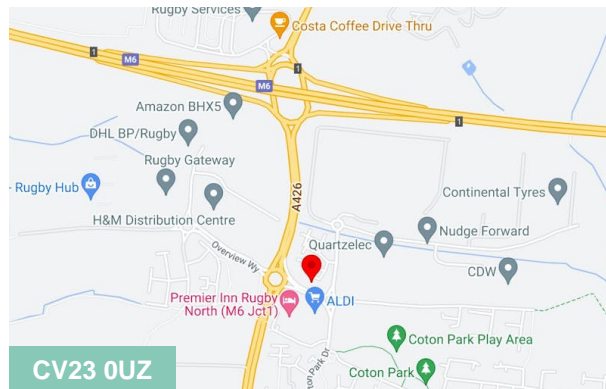
First Floor: £11,500

## VAT

VAT at the prevailing rate is applicable on all costs unless otherwise stated.

## Legal Costs

Each party to be responsible for their own legal costs.



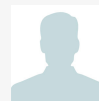
## Viewing & Further Information



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