



To Let  
Two Modern Office Suites

HOWKINS &  
HARRISON

6A Davy Court, Castle Mound Way, Central Park,  
Rugby, CV23 0UZ

- Ground and First floor modern office suites
- Sought after popular business park location
- 5 allocated car parking spaces
- Excellent local amenities & accessibility via motorway networks and railway station

## 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 carriage way. Davy Court is located off Castle Mound Way and links to the M6 via the A426 Leicester Road.

Central Park is situated within the location of Rugby's premier office park, providing superb amenities and accessibility to the UK's most prominent motorway networks and more into Rugby town centre itself. Rugby benefits from outstanding rail links with London Euston Station achieving a travel time of approximately fifty minutes. Rugby town centre is located approximately 3 miles from South Lutterworth, 14 miles from Coventry and approximately 20 miles from Northampton.

## Accommodation

The property is a purpose built mid terraced two storey office accommodation. The property is split into 3 self-contained suites of which the ground floor suite known as a 6A Davy and the first floor suite 6C has become available to let.

The accommodation comprises a predominately open plan office suites having carpet tiled floor, painted plaster walls and suspended acoustic tiled ceilings. The suites also have the benefit of an internal glazed partitioned offices and provides very functional but flexible office accommodation.

The property has been measured in accordance with the RICS code of measuring practice and provides the following approximate net internal area:

Accommodation	SQ.M	SQ.FT
Ground Floor Suite 6 A	68.82	740
First Floor Suite 6C	30.69	330

This accommodation has approximately 5 allocated car parking spaces.

Suite 6A – 4 Spaces

Suite 6C – 1 Spaces

## Rental

Suite 6A - £11,470 per annum exclusive

Suite 6C - £5,115 per annum exclusive

## Planning

We understand that the property has planning permission for an E use class under The Town and Country Planning Act Use Class Order.

The property would suit this type of use but interested parties need to make their own enquiries to the planning department of Rugby Borough Council on 01788 533533.

## Tenure

The property is available by way of a new lease for a term of years to be agreed.

## Services

We are advised that the property is connected to mains water, drainage and electricity. The property is also connected to broadband fibre of which the tenant will be responsible for their own connection.

The property and the estate are maintained by way of a service charge which is calculated on a pro rata percentage with the first floor suites. The ground floor suite attracts a service charge equal to 46% of the costs and the first floor suite charge is equal to 20%

The estate charge for the upkeep and maintenance of the communal areas to including the car parking and waste collection is equal to 80 pence per sq. ft.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

## EPC

TBC

## Outgoings

Under the 2023 Rating List, the suites are currently assessed at an RV listed below, which is effective from 1<sup>st</sup> April 2023. The suites therefore qualify for 100% business rates relief on the assumption that the occupier qualifies for the same.

6A - £10,250

6C - £3,850

## VAT

Howkins & Harrison LLP stipulate that all prices and rents are stated exclusive of VAT whether or not payable. We understand that the property is elective for VAT and therefore VAT is payable.

## Viewings

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678. Please contact: David Grove Email: (david.grove@howkinsandharrison.co.uk)

## Howkins & Harrison

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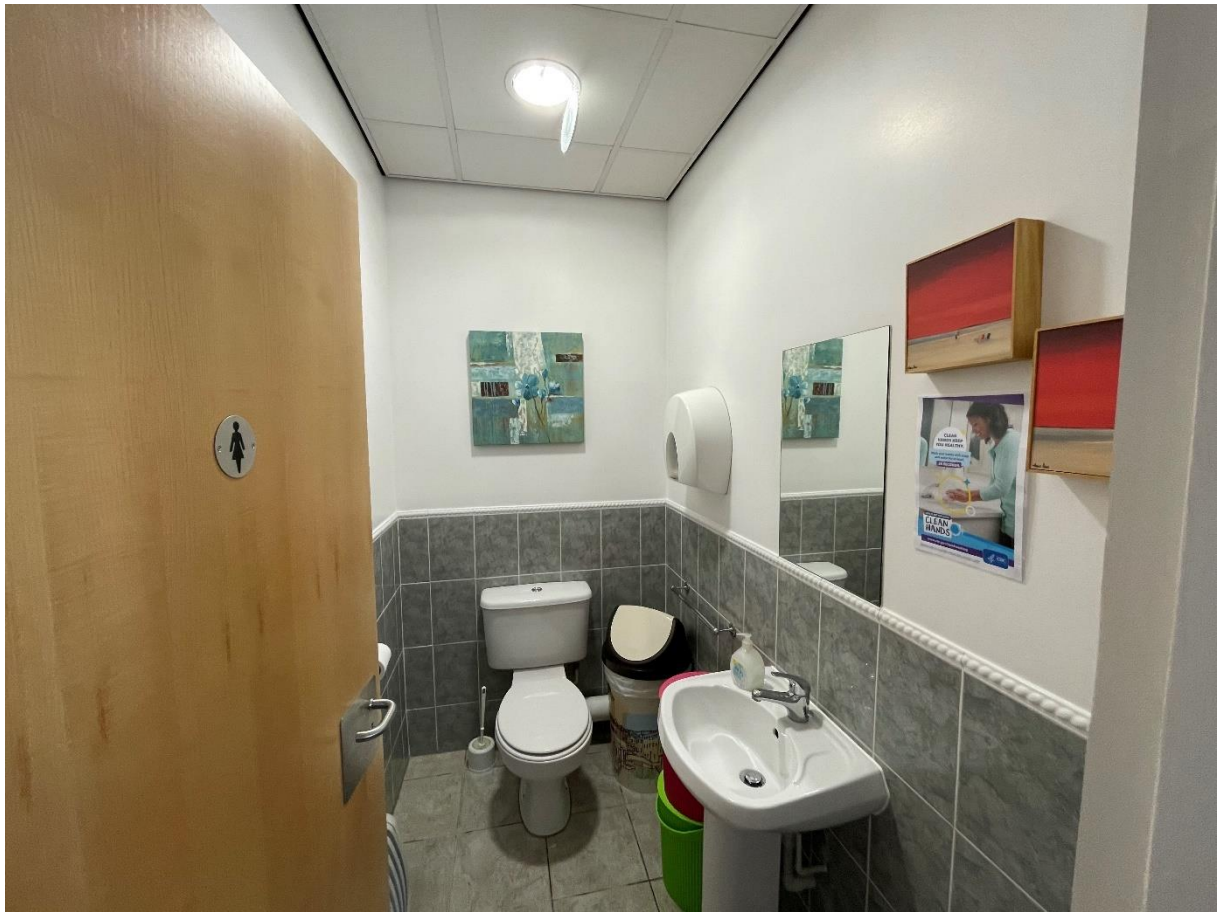
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



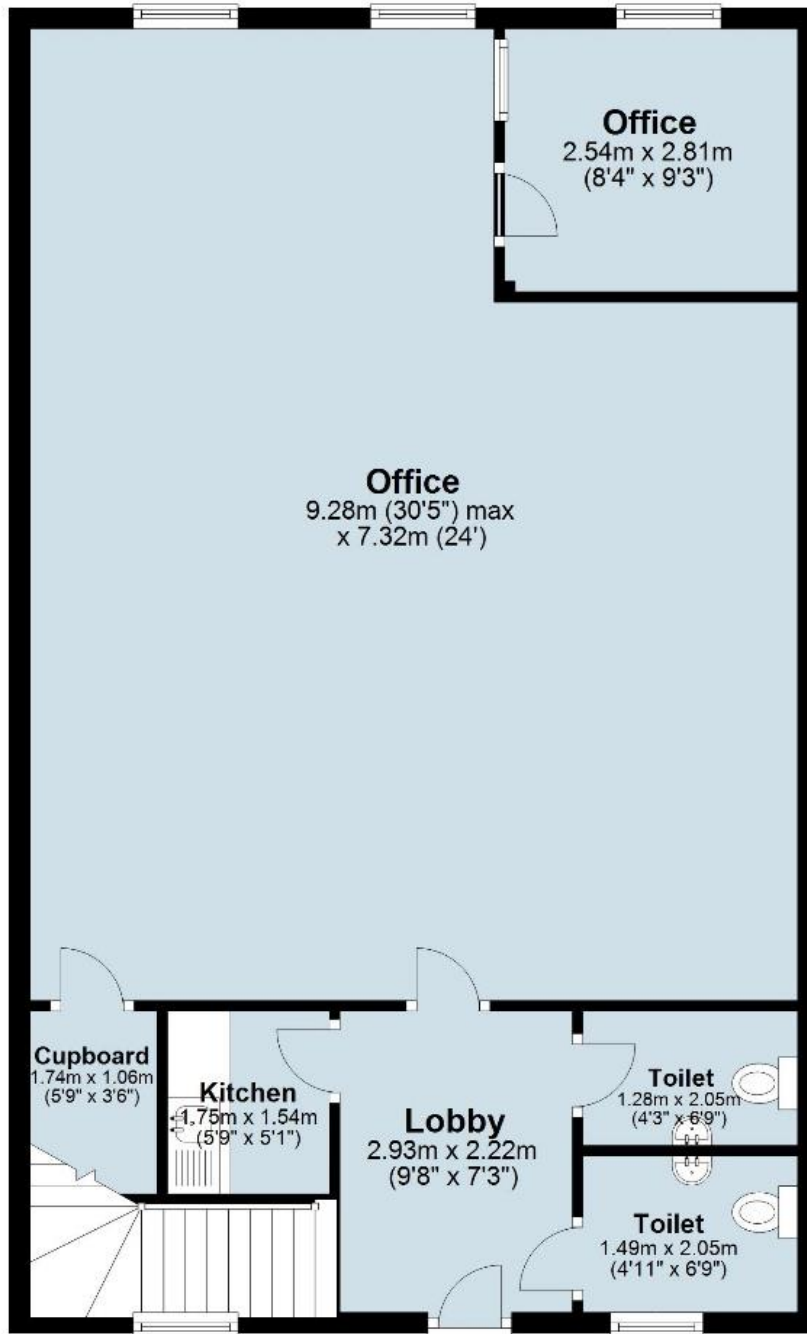








## Ground Floor



Total area: approx. 79.5 sq. metres (855.7 sq. feet)