BROMWICH HARDY
024 7630 8900
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VIEW ONLINE

OFFICE BUILDING FOR SALE/ TO LET



BROMWICH HARDY
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UNIT 11, DAVY COURT, RUGBY, CV23 0UZ

For Sale: £280,000
To Rent: £27,500 per annum

1,838 sq ft (170.76 sq m)

Description

11 Davy Court comprises a modern office building within an established office park location in Rugby. Extending to 1,838 sq ft, the building provides contemporary, fully fitted accommodation suitable for a wide range of commercial occupiers.

The ground floor accommodates male and female W/C's, a kitchenette and open plan office space, with the benefit of a partitioned meeting room. Meanwhile, the first floor presents an open plan style layout, providing office space and an additional meeting/board room.

In general, the office benefits from LED lighting, perimeter trunking, w/c's and generous parking provisions, with the kitchenette undergoing refurbishment imminently prior to sale/letting.



Summary

- 8 Parking Spaces
- LED Lighting
- Air Conditioning
- Kitchen Refurbishment
- Perimeter Trunking



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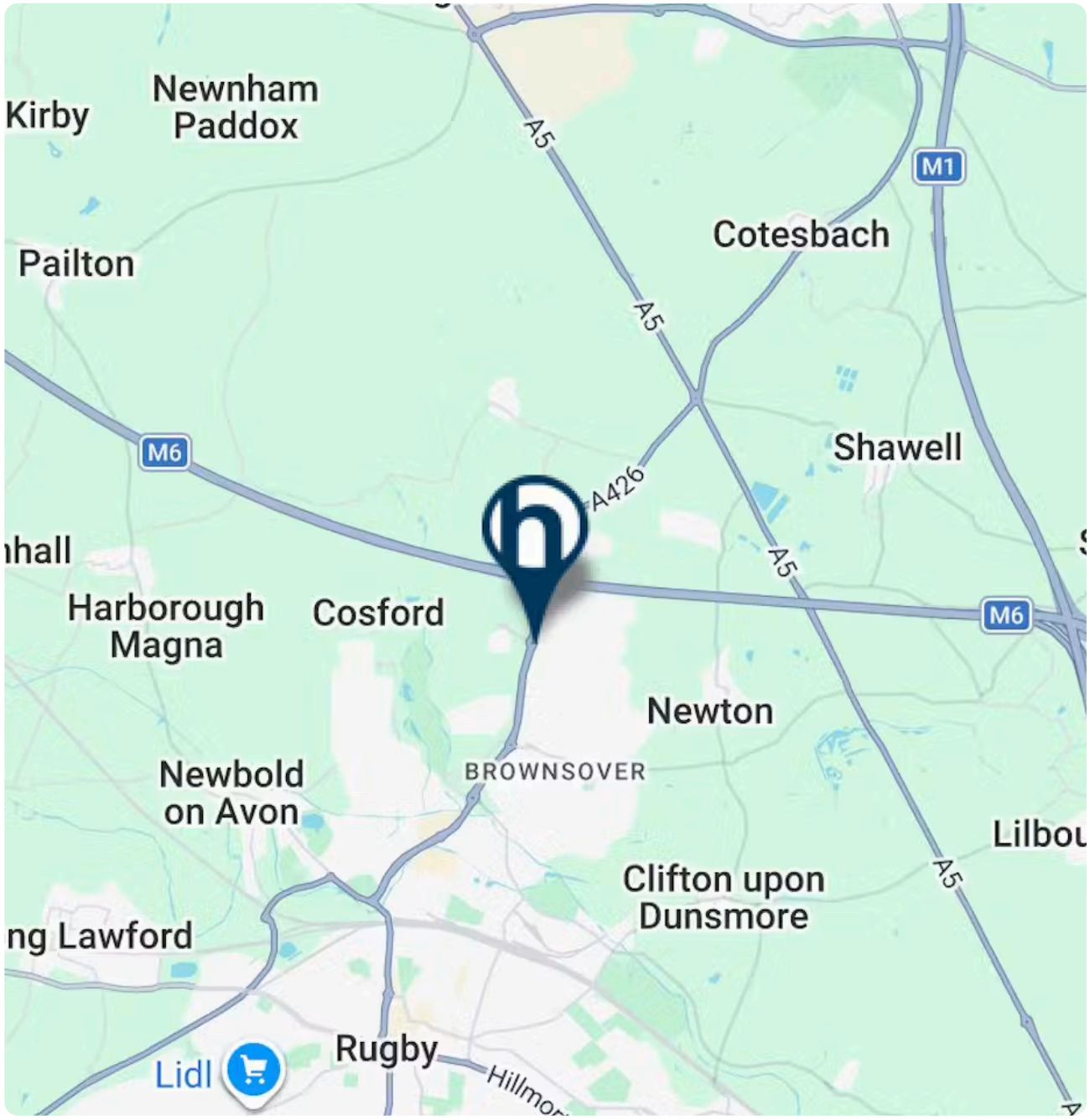
Location

11 Davy Court offers a modern office setting within Central Park, one of Rugby's most established business locations. Positioned just off the A426, the office is located less than 1 mile from Junction 1 of the M6, and only 5 miles from Junction 20 of the M1, providing exceptional connectivity to the wider midlands motorway network.

The surrounding estate is home to a strong mix of professional, logistics and service-sector businesses, creating a well-supported commercial environment. Local amenities, public transport links and Rugby town centre are all within easy reach, making it a practical and well-connected base for office occupiers.



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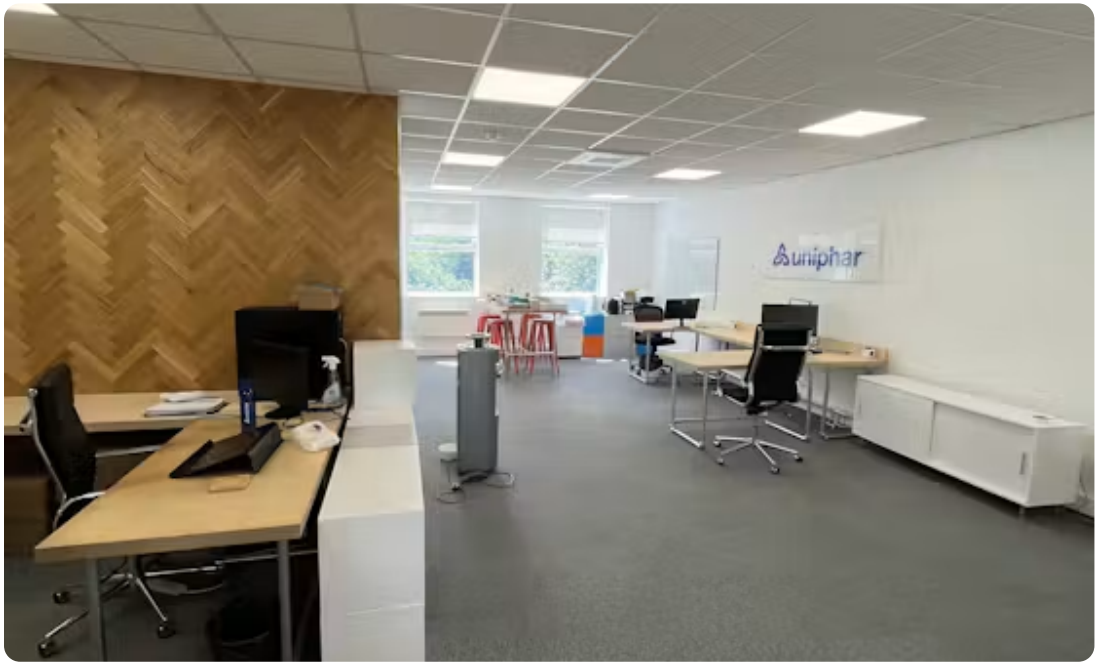
GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground - Office	850	78.97	-	Available
1st - Office	988	91.79	-	Available
Total	**1,838**	**170.76**		

RENT

£27,500 per annum

EPC

B (35)

BUSINESS RATES

Rateable Value: £24,750

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



Harvey Wells
07990 050091
harvey.wells@bromwichhardy.com



Ed Bunbury
07385 662 520
02476308900
ed.bunbury@bromwichhardy.com

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