

Lambert Smith
Hampton

01604 662550

900 PAVILION DRIVE NORTHAMPTON NN4 7RG

Office Property

Modern Detached office building

To Let

Unit 15 Davy Court, Rugby, Warwickshire CV23 0UY



- NIA 10,070 Sq Ft (936 Sq M)
- Modern office building with air conditioning
- Located adjacent to J1 of the M6
- Immediately available to let



Top National Office
Agent 2001-2008

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Location



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Central Park is located adjacent to J1 of the M6 within 2 miles of the intersection with J19 of the M1 and the A14 dual carriageway. Mitchell Court is located off Castle Mound Way which links with the M6 via the A426 (Leicester Road).

Rugby town centre is approximately 2 miles south of Lutterworth, approximately 14 miles from Coventry and 20 miles from Northampton.

Description

The property comprises a modern three storey detached office building with the benefit of 50 on site car parking spaces. The property provides a fully glazed entrance foyer, kitchenettes, male / female WC's on each floor and disabled toilets. The office is fitted with suspended ceilings, raised floors and air conditioning throughout.

The premises benefit from the following facilities/specifications:

- Air conditioning throughout
- Open plan office space with raised access floor
- Category II lighting
- Carpeted throughout
- Fitted kitchens on each floor
- 50 allocated parking spaces

Floor Areas:	Sq Ft	Sq M
Ground floor	3,270	316
First floor	3,400	316
Second Floor	3,400	316
Total	10,070	936

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Rates

We have made enquiries of the Valuation Office website (www.voa.gov.uk) and ascertained that the property has the following Rateable Value:-

£100,000

Rateable Value is 48.5p in the £. However, interested parties are strongly advised to make their own enquiries.

Services

We are advised that all main services are connected to the property, however Lambert Smith Hampton have not tested these services and interested parties are advised to make their own enquiries.

Terms

The property is available to let, price on application.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

David Grove
Storers
Tel: 01788 546777
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STORERS
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