Davy Court
Central Park | Junction 1 M6 | Rugby

OFFICES TO LET
330 to 2,150 sq ft
(31 to 200 sq m)
Davy Court is adjacent to Junction 1 of the M6 motorway, accessed via the A426 and Castle Mound Way. Junction 19 of the M1 motorway and the A14 are less than 5 miles away. The M69 and M45 motorways are both easily accessible.

Rugby is approximately 2 miles to the south, Lutterworth approximately 7 miles to the north and Coventry approximately 14 miles to the north west.

Major amenities conveniently located include the NEC, Birmingham International airport and Coventry airport.

www.gladman.co.uk/offices-rugby

**Description**

Davy Court office village units form part of a larger office scheme. The terrace of village units is set in an attractive landscaped courtyard, and provides high quality accommodation in self-contained units from 330 to 2150 sq ft.

The open-plan offices have been designed to offer maximum flexibility. Designated on-site car parking is provided at a generous ratio.

**Accommodation**

<table>
<thead>
<tr>
<th>SQ FT</th>
<th>UNIT</th>
<th>SQ M</th>
<th>CAR SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>330</td>
<td></td>
<td>30.66</td>
<td>2</td>
</tr>
<tr>
<td>570</td>
<td></td>
<td>52.95</td>
<td>3</td>
</tr>
<tr>
<td>740</td>
<td></td>
<td>68.75</td>
<td>3</td>
</tr>
<tr>
<td>2,150</td>
<td></td>
<td>199.74</td>
<td>8</td>
</tr>
</tbody>
</table>

**Specification**

Each office is finished to a high specification, including the following:

- Full suspended ceilings
- Recessed Category II lighting
- Perimeter trunking
- Double glazing
- Carpeted throughout
- Fitted kitchen
- Fire and burglar alarms

**Lease Terms**

Office Village leases are contracted out of the Landlord and Tenant Act 1954 and will be inclusive of rent, plot and estate charges and building insurance. For units of 1,000 sq ft or less, the cost of electricity, heating and water are also included within the rent. Leases are available from 12 months upwards.

**Legal Costs**

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

**VAT**

Any figures quoted are exclusive of, but will be liable to, VAT.

**Further Information & Viewing**

For further information, or to arrange a viewing, please contact Gladman Developments or their appointed agents.