

Lot 20, 15 Davy Court, Central Park, Rugby,

Warwickshire CV23 0UZ

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Substantial Freehold Office Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Office Investment

- Substantial office of approx. 932.80 sq m (10,041 sq ft)
- Entirely let to Morris Homes (Midlands) Ltd with Guarantee from Morris Homes Ltd until 2028
- Includes car parking for approximately 50 vehicles
- Tenant in occupation since 2013
- Prime business location within Central Park
- Nearby occupiers include DHL, H&M Distribution Centre, SEGRO Logistics, Evri Distribution Centre, Amazon and Aldi

Lot
20

Auction
16th July 2026

Rent
£123,050 per Annum Exclusive

Status
Available

Sector
Office

Auction Venue
Live Streamed Auction

On Behalf of a Major Fund

Location

Miles 11 miles east of Coventry, 18 miles north-west of Northampton, 30 miles south-east of Birmingham

Roads M6 (Junction 1), M1 (Junction 19), M45, A5

Rail Rugby Railway Station

Air Coventry Airport, Birmingham Airport

Situation

The property is prominently situated on Davy Court in Central Park, one of the Midlands' prime distribution, industrial and business estates within Rugby. The property also benefits from excellent communication links via Junction 1 of the M6. Nearby occupiers include DHL, H&M Distribution Centre, SEGRO Logistics, Evri Distribution Centre, Amazon and Aldi.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises an office arranged over ground, first and second floors with the right to park approximately 50 cars.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Office	312.60	(3,365)	MORRIS HOMES (MIDLANDS) LTD guaranteed by MORRIS HOMES LTD (2)	5 years from 01/08/2023	£123,050
First	Office	310.10	(3,338)			
Second	Office	310.10	(3,338)			
Total		932.80	(10,041)			£123,050

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) Morris Homes Limited is one of the UK's largest privately-owned housebuilders and have been operating for over 60 years. The company operate across the North West, Midlands and East of England (<https://www.morrishomes.co.uk/>).

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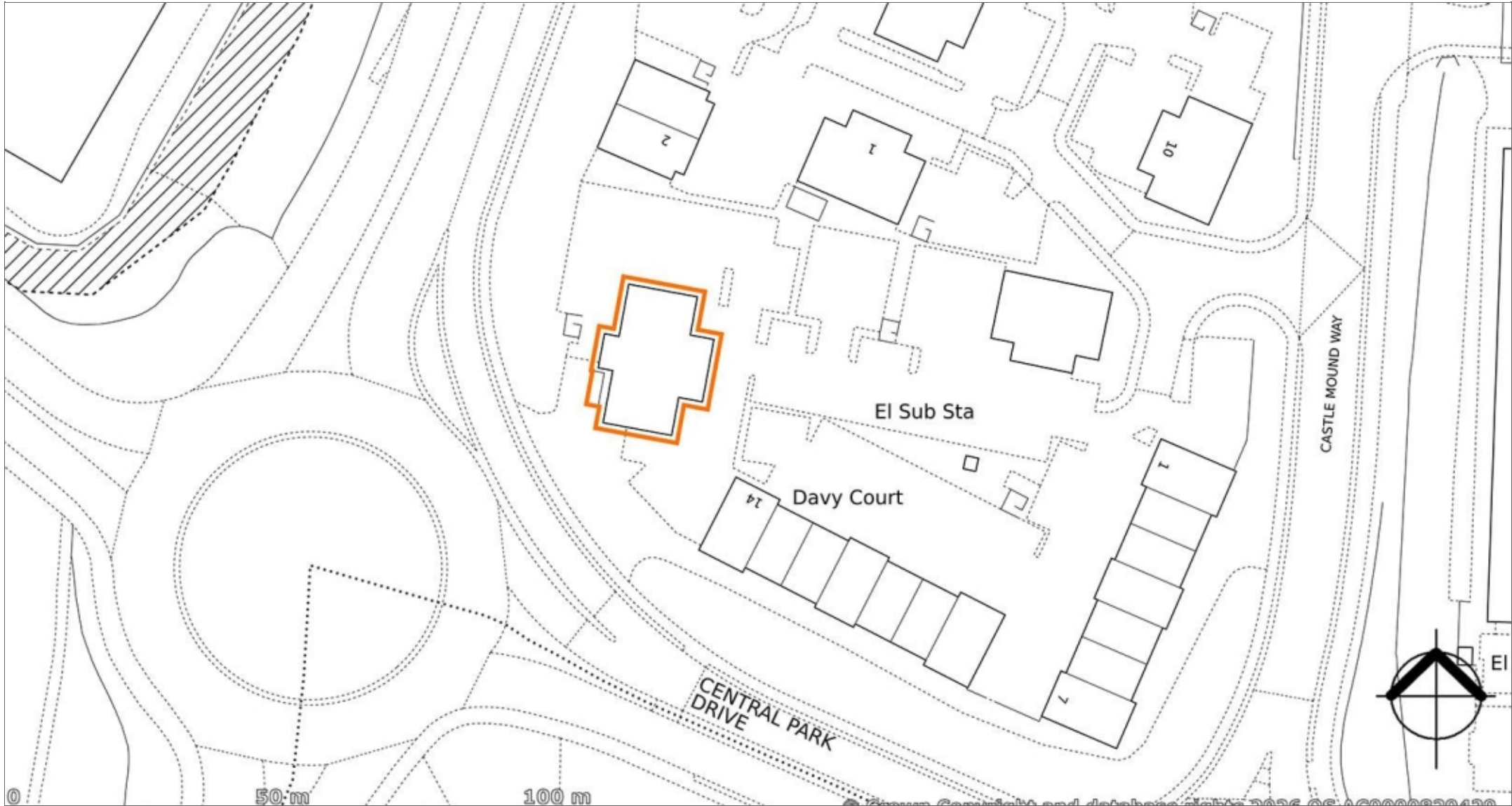
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2024