

INCENTIVES AVAILABLE – ENQUIRE FOR MORE DETAILS

ehB Reeves
commercial property experts

To Let

Office in a Rural Setting (Available from 12th December 2026)

552 sq.ft (51 sq.m)

The Coach House, Broadwell House Farm, Broadwell, Rugby, CV23 8HF

Accommodation

A range of period brick-built barns were converted approximately 20 years ago to provide a range of office suites at ground and first floor.

The buildings are of traditional 9'' solid brick construction and are surmounted by pitched slate roofs. New doors and windows however, have been installed, in keeping with the period nature of the buildings.

The offices have been finished to a high specification, in part incorporating 3-core perimeter trunking, double-glazed windows, category 2 lighting, electric heating and disabled WCs to the suites. Many period features have been retained including exposed roof trusses.

Ample parking is available on site.

The accommodation in greater detail comprises the following:

Ground Floor Office providing a net floor area 234 sq.ft. (21.74 sq.m)

Disabled WC

Kitchenette facility

First Floor Office 318 sq.ft (29.54 sq.m)

Location

Broadwell is located just off the A426, midway between the market town of Southam and the village of Dunchurch, on the outskirts of Rugby. The office facility sits within a complex of agricultural buildings and offices, which have been developed through a sympathetic conversion of red brick period barns.

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Tachbrook Park
Leamington Spa
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For viewing arrangements, contact:

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Tenure

By way of a new internal repairing and insuring lease for a term to be agreed. Any lease will be excluded from The Landlord & Tenant Act 1954 security of tenure provisions.

Services

Mains electricity, water and drainage are connected.

EPC C 57

Planning

Class E

Rent

£6,500 per annum

VAT

VAT is applicable

Rates

The rateable value for the current year is £5,400. The property qualifies for 100% small business rates relief (subject to status of the rates payer).

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.









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