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024 7630 8900
www.bromwichhardy.com

THE LODGE, UNIT 1 DUNCHURCH TRADING ESTATE, LONDON ROAD, RUGBY, CV23 9LN

To Rent: Rent on application 2,183 sq ft (202.81 sq m)

Description

Unit 1 comprises a self-contained, two storey office building with generous parking. The building is split into various separate offices and meeting rooms, making it ideal for multi-department businesses. The offices are fit out to a good standard and include electric heating, LED strip lighting, double glazing, kitchen and WC facilties.

Summary

- Established multi let estate
- A45 Main Road Prominence
- Excellent access to the M1, M45 and M6
- Excellent parking

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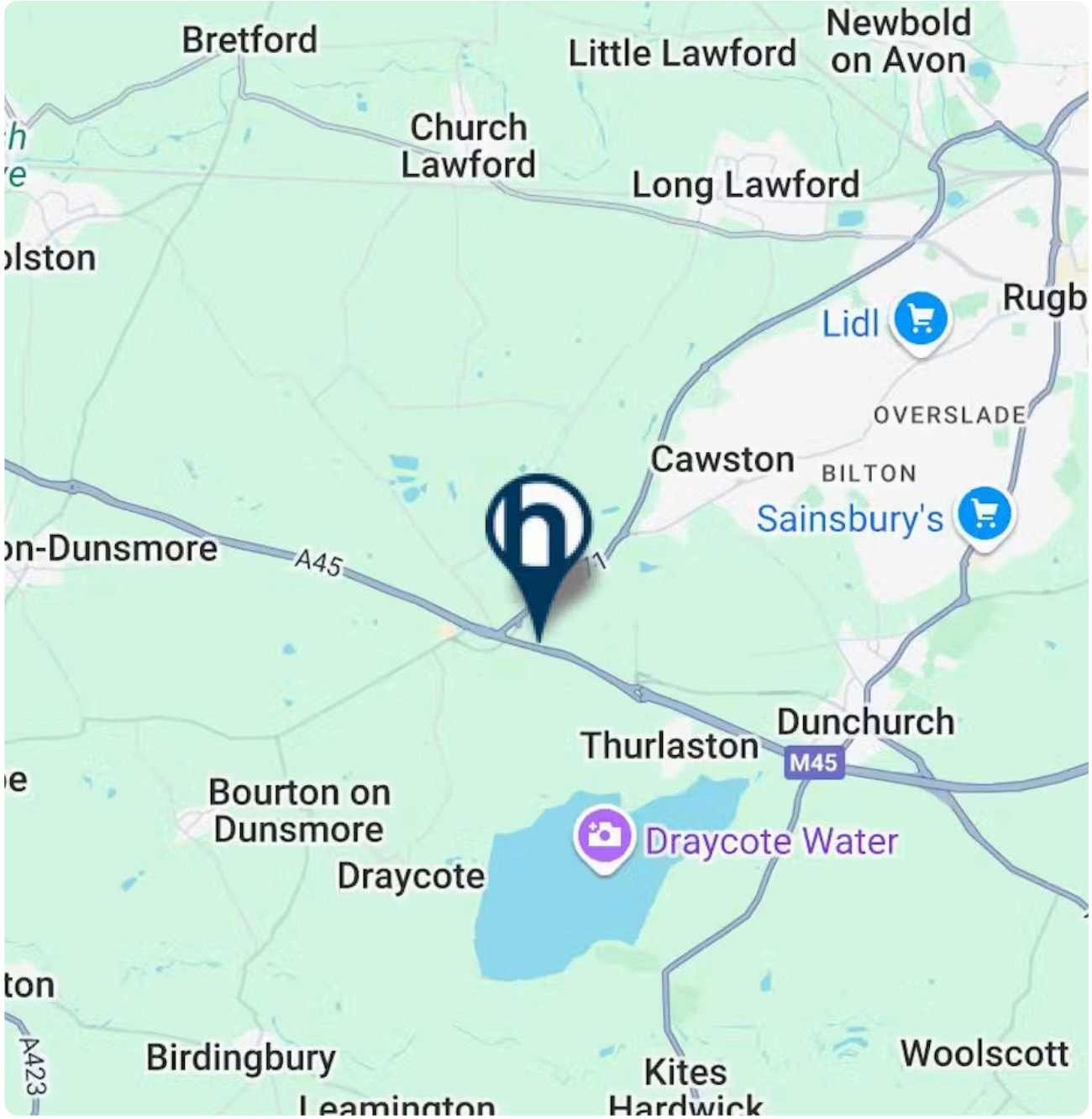
Location

Dunchurch Trading Estate is located just off the A45 London Road, approx. 4 miles from Rugby town centre and 11 miles from Daventry. The location provides easy access to the M45 and M1 southbound, and to Coventry via the A45. The estate is home to numerous reputable occupiers.



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Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

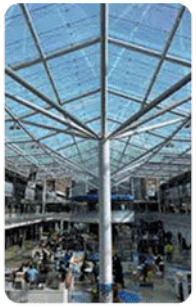
Population: 345,324 (2021)

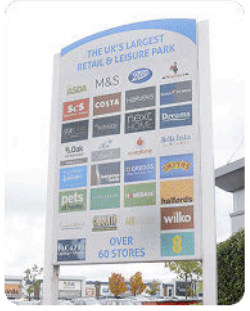
Metro population: 651,600

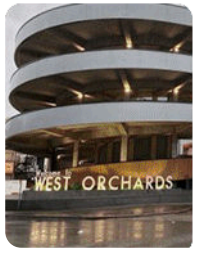
Area: 98.54 km²

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.







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GALLERY

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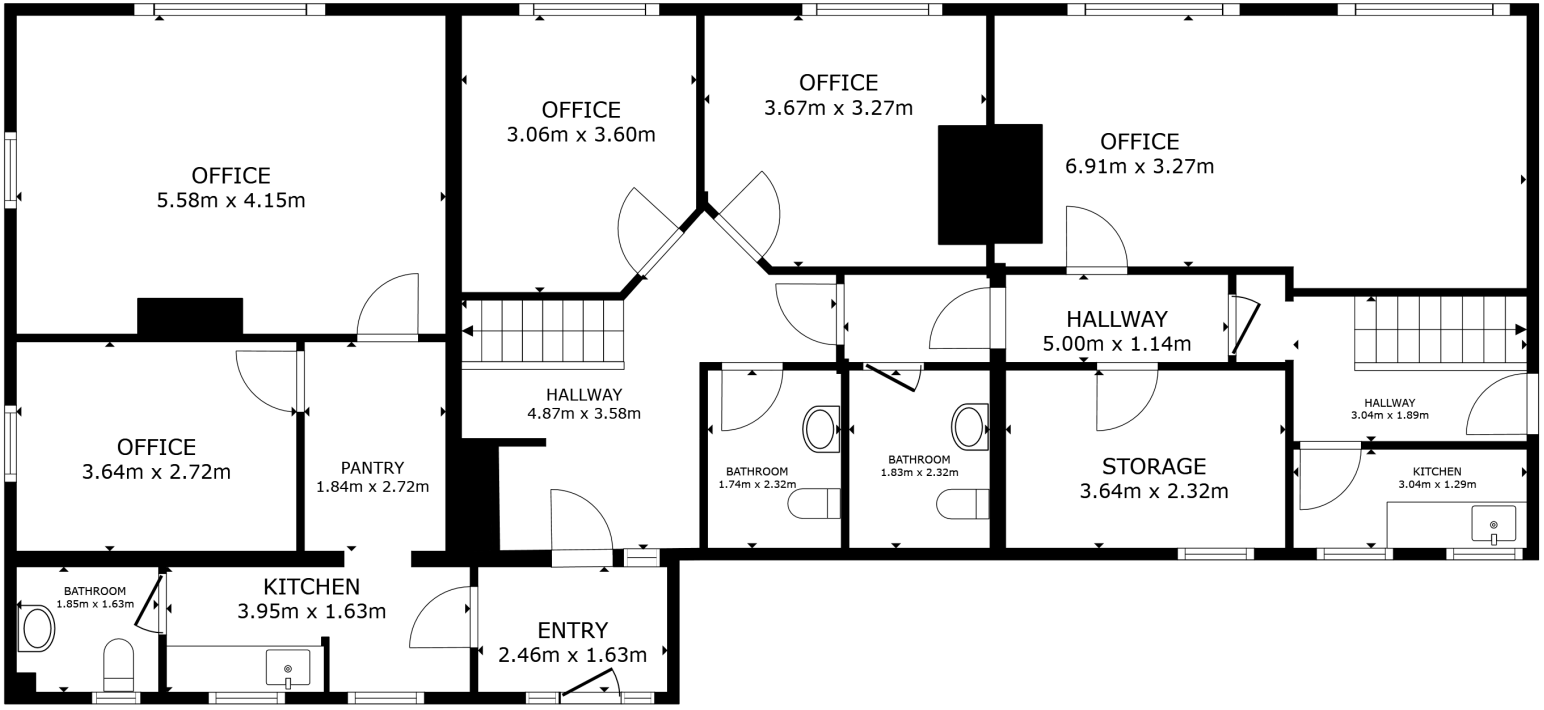

FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 151.8 m² FLOOR 2 136.5 m²
TOTAL : 288.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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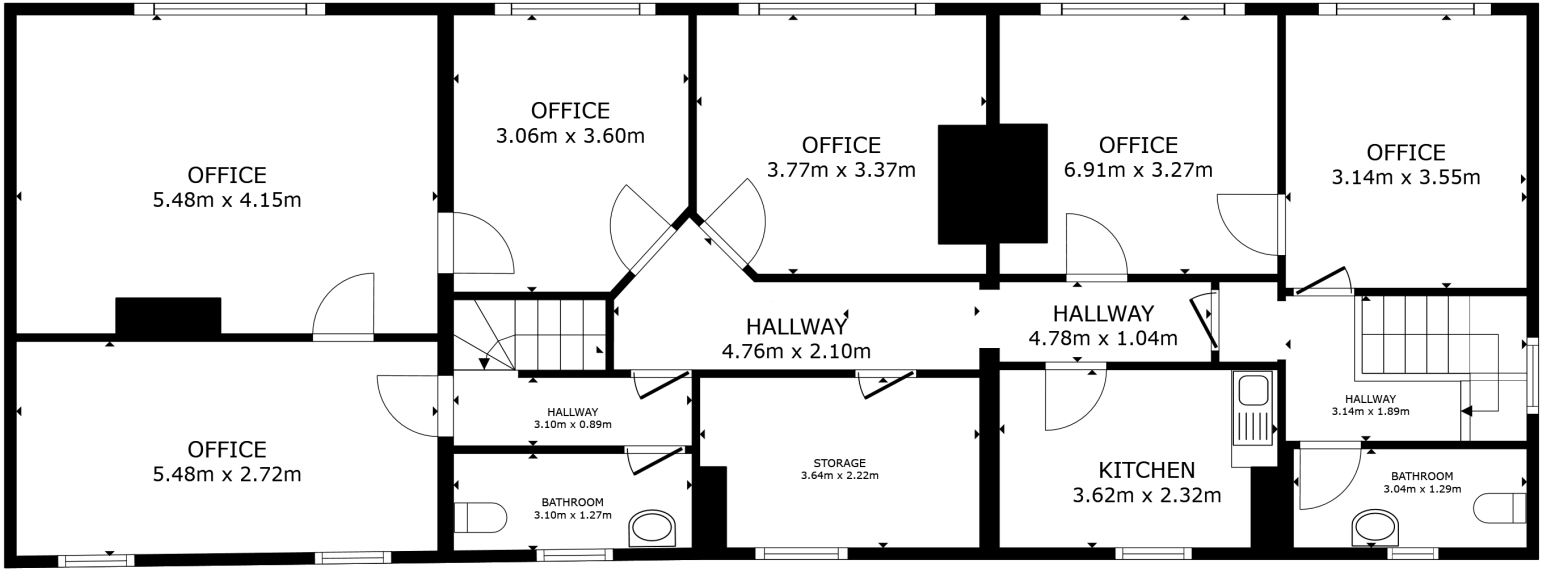
To Rent: Rent on application 2,183 sq ft (202.81 sq m)



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 151.8 m² FLOOR 2 136.5 m²
TOTAL : 288.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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To Rent: Rent on application 2,183 sq ft (202.81 sq m)

AVAILABILITY

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Unit - Unit 1	2,183	202.81	roa	Available

TERMS

Available by way of a new lease on terms to be agreed from September 2025.

RENT

Rent on application

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

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

Rob Lord
07385 663 147
rob.lord@bromwichhardy.com

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