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Reeves
commercial property experts

To Let

Offices In Rural Setting (Available
from 1st June 2026)

980 sq.ft (91 sq.m)

The Granary, Broadwell House Farm, Broadwell, Rugby, Warwickshire, CV23 8HF

Accommodation

A period brick-built barn converted approx. 20 years ago to provide modern office suites at ground and first floor. Built of 9" solid brick and surmounted by slate roofs - new doors and windows have been installed. Finished internally to a high specification in part 3-core perimeter trunking, doubled glazed windows, CAT 2 lighting electric heating. A large WC is available on the ground floor as well as kitchen facility.

Ample on site car parking is provided close to the accommodation, the office is accessible at all times.

The office comprises:

Ground Floor: 516 sq.ft

First Floor: 464 sq.ft

Totalling: 980 sq.ft

Location

Broadwell is located just off the A426, midway between Southam and Dunchurch, on the outskirts of Rugby. Broadwell is a picturesque village. The office facility sits within a complex of converted agricultural buildings and offices.

Tenure

Available on a new lease for a term of years to be agreed. Lease to be contracted outside of the landlord and tenant act 1954 (security of tenure provisions).

Services

Mains electricity, water and drainage are connected to the property.

EPC B 49

Planning

Class E (Offices)

Rent

£11,750 per annum
(Exclusive)

Rates

The rateable value from 1st April 2026 is £9,800. The property qualifies for 100% small business rates relief (subject to the status of the rates payer).

Legal Costs

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

Service Charge

TBA

SAT NAV: CV23



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For viewing arrangements, contact:

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