



ehB
Reeves
commercial property experts

To Let

Office in a Rural Setting (Available from 1st August 2026)

650 sq.ft (60 sq.m)

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

Accommodation

A single story, self contained office building located in the small picturesque village of Broadwell. The building is constructed from red brick surmounted by a slate roof. The front elevation features large windows with dark brown cladding installed beneath the glazing. Internally the office benefits from florescent lighting and electric heating with a small WC situated in the middle of the property.

The property benefits from a designated gravel car park which has space for up to 5 cars. The property provides open countryside views which creates a quiet and attractive working environment.

NIA: 650 sq. ft

Location

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

Tenure

Available on a new lease for a term 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 with the exception of gas.

SAT NAV: CV23

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3 Olympus Court
Olympus Avenue
Tachbrook Park
Leamington Spa
CV34 6RZ

For viewing arrangements, contact:

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VAT

VAT is applicable

EPC B 46

Planning

Class E (Offices)

Rent

£8,500 per annum.

Rates

The rateable value for the current year is £6,700. 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.

