

For Lease

Office



Unit 1 Dunchurch Trading Estate

London Road, Dunchurch, Rugby CV23 9LN

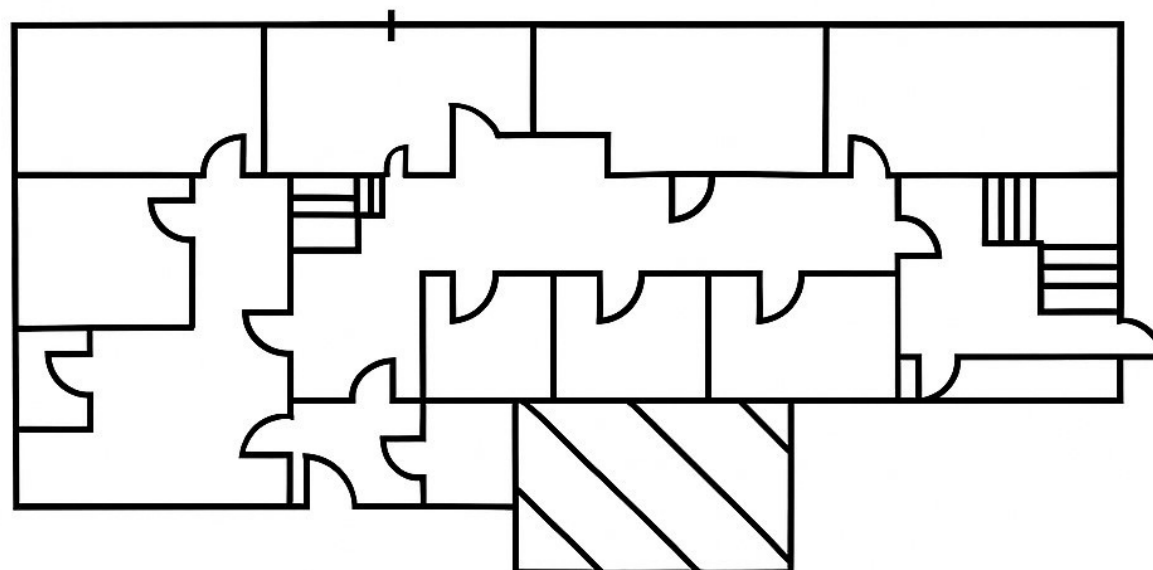
BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

2,183 Sq Ft
£32,250 Per Annum

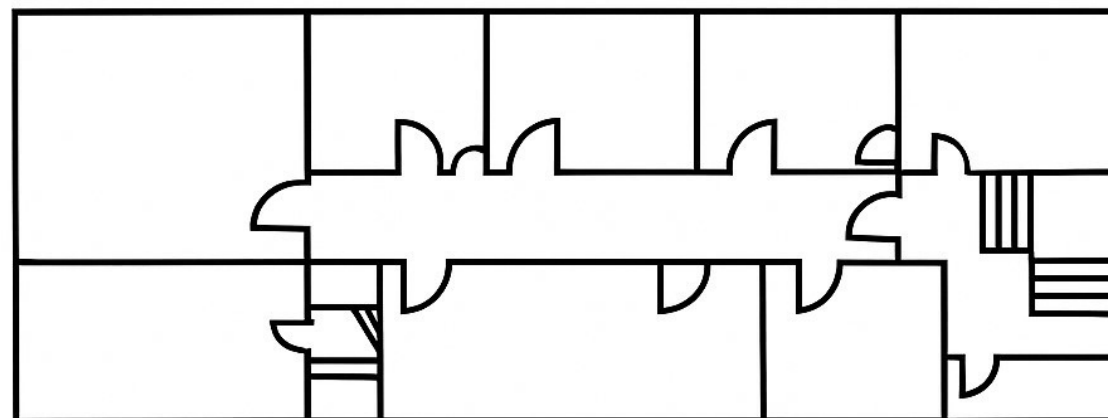
Key Features

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

Ground floor



First floor



Unit 1 Dunchurch Trading Estate, London Road,
Dunchurch, Rugby, CV23 9LN



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.

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 facilities.



Business Rates

Rateable value - £16,250

Tenure

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

EPC

C69

VAT

VAT is applicable.



**Unit 1 Dunchurch Trading Estate, London Road,
Dunchurch, Rugby, CV23 9LN**

With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

Further information available upon request.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Mark Booth

Contact us with any queries about the property or to book a viewing

02476 308 900

07497 150 632

mark.booth@bromwichhardy.com



Unit 1 Dunchurch Trading Estate, London Road,
Dunchurch, Rugby, CV23 9LN



02476 308900



office@bromwichhardy.com

www.bromwichhardy.com