



ehB
Reeves
commercial property experts

To Let

Attractive Barn Conversion Offices

1,526 sq.ft (142 sq.m)

The Barn, South Barn & Upper South Barn, Broadwell House Farm , Broadwell, Rugby, CV23

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 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.

Each suite is allocated on-site car parking close to the accommodation. Although a working farm, the offices at Broadwell House Farm are accessible at all times.

The accommodation in greater detail comprises the following:

Ground floor offices providing a net floor area of 523 sq.ft. (48.57 sq.m)

WC

Kitchenette facility

Ground floor workshop 169 sq.ft (15.68 sq.m)

First floor office 562 sq.ft (52.24 sq.m)

First floor meeting room 272 sq.ft (25.24 sq.m)

Externally there is parking for six vehicles.



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. Broadwell is a picturesque small village and is identified on the attached location map. 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.

Tenure

By way of a new full 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 B (50)

Planning

Class E (Business) - formerly B1 Offices.

Rent

£17,750 (exclusive) per annum.

Rates

The rateable value for the current year is £11,750. The property qualifies for 100% small business rates relief (subject to status of the rates payer).



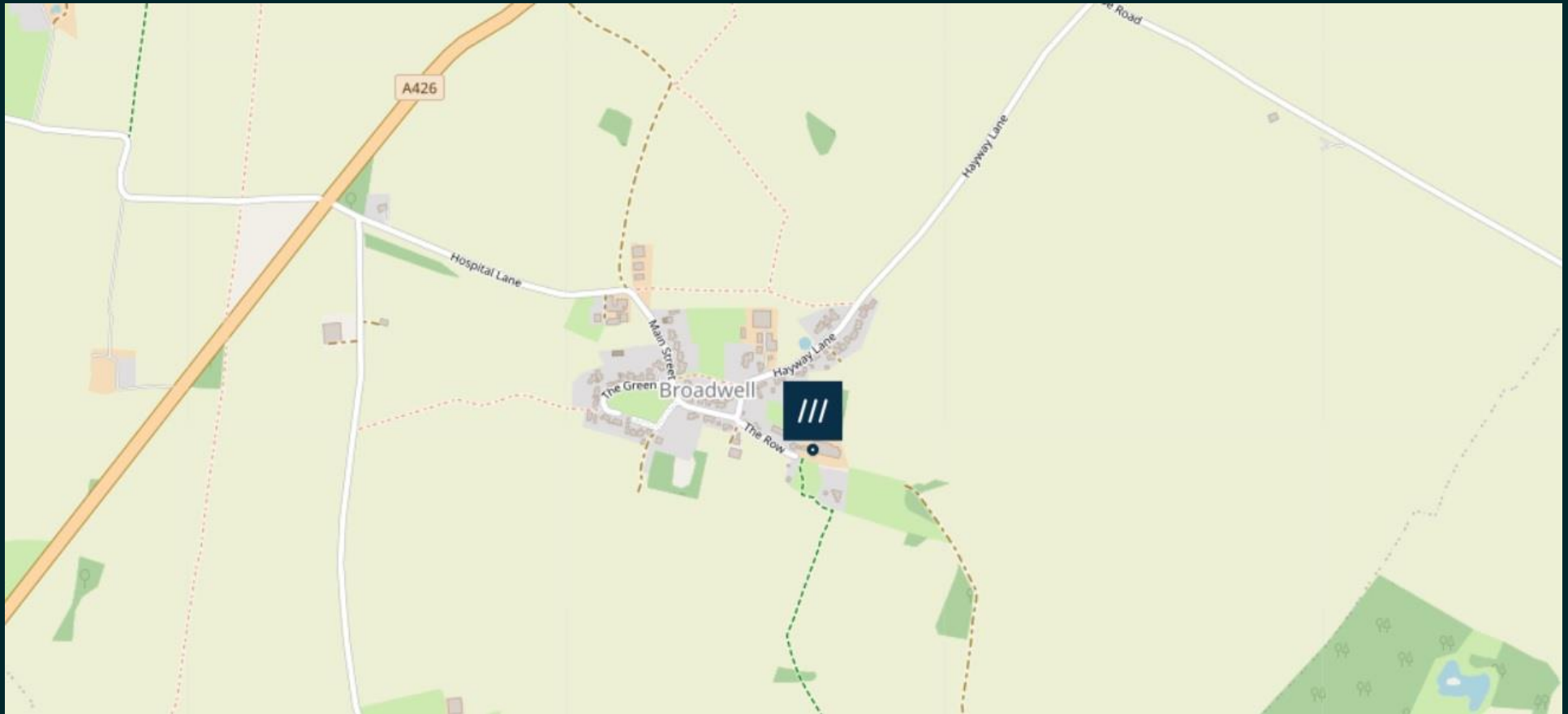
Legal Costs

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

Service Charge

The landlord will reserve the right to charge the tenant a fair and reasonable proportion of costs associated with expenditure on the exterior of the property, buildings insurance, and communal areas.





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