



**OFFICE TO LET**



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

To Rent: £32,250 per annum

2,183 sq ft (202.81 sq m)

## Description

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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.

## Summary

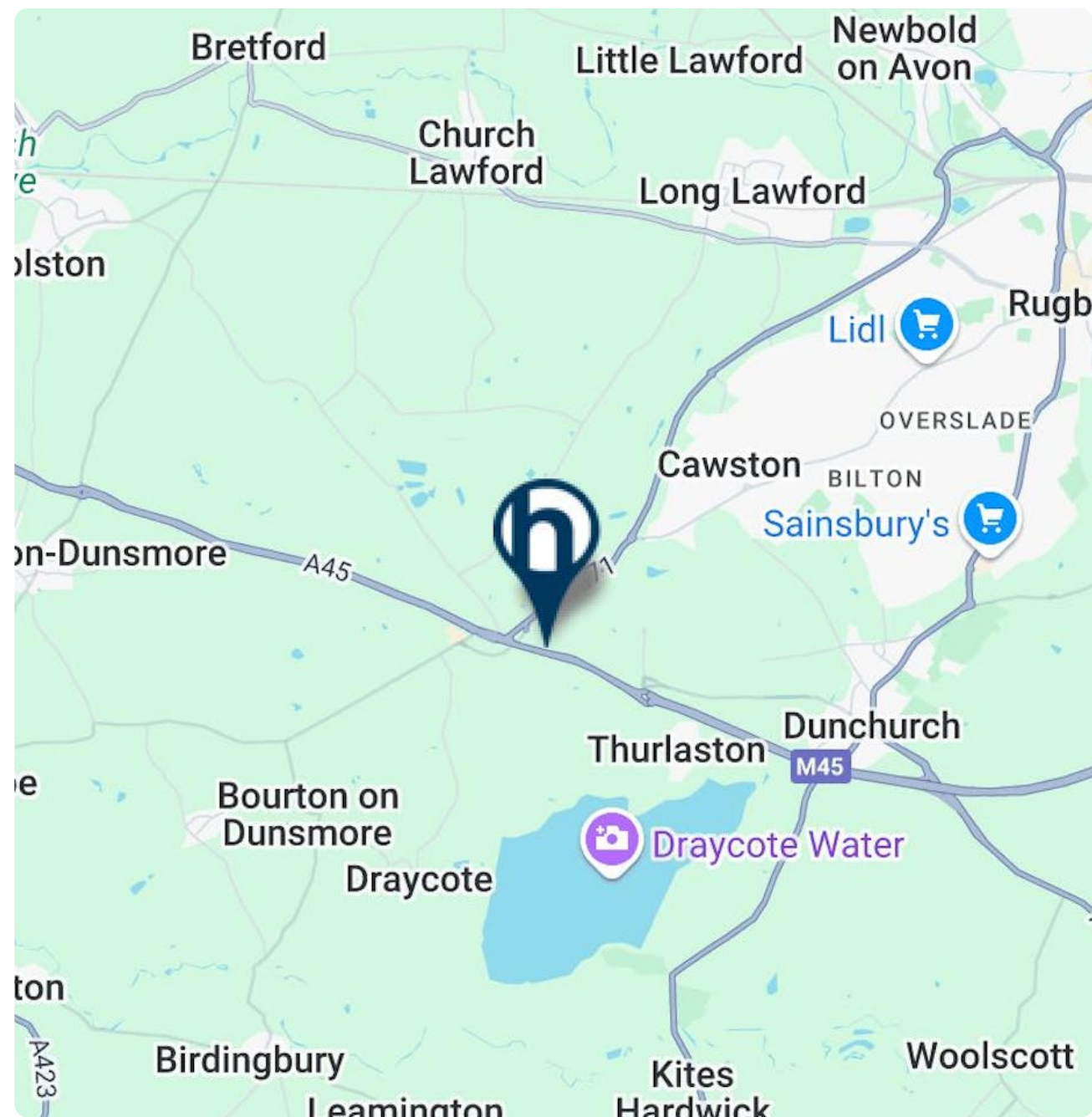
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- Established multi let estate
- A45 Main Road Prominence
- Excellent access to the M1, M45 and M6
- Excellent parking



## 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.



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

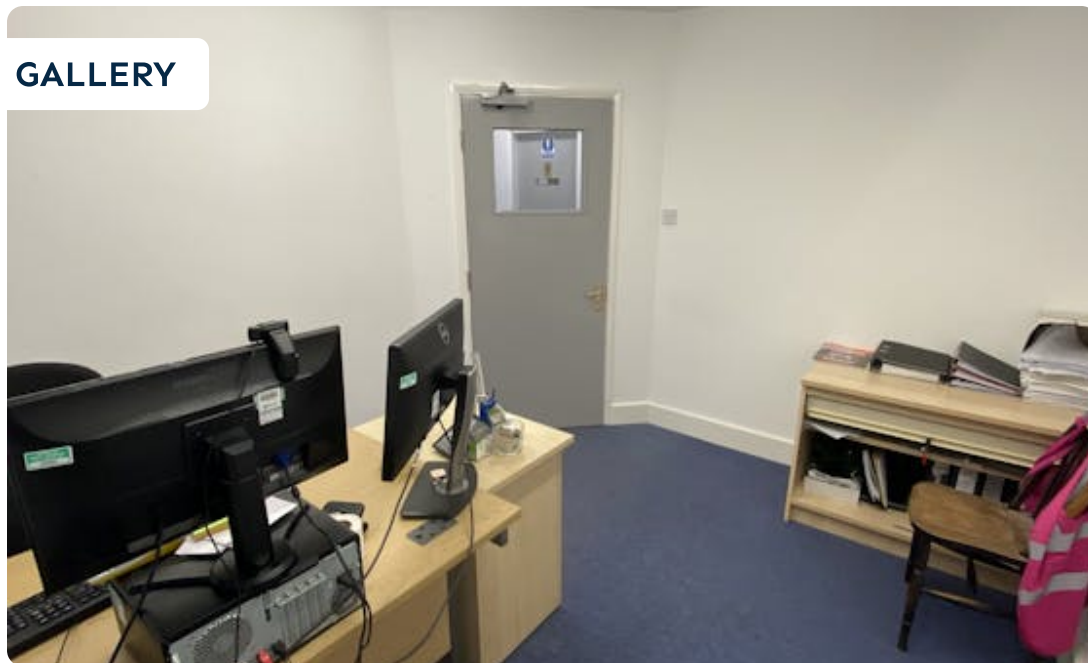
To Rent: £32,250 per annum

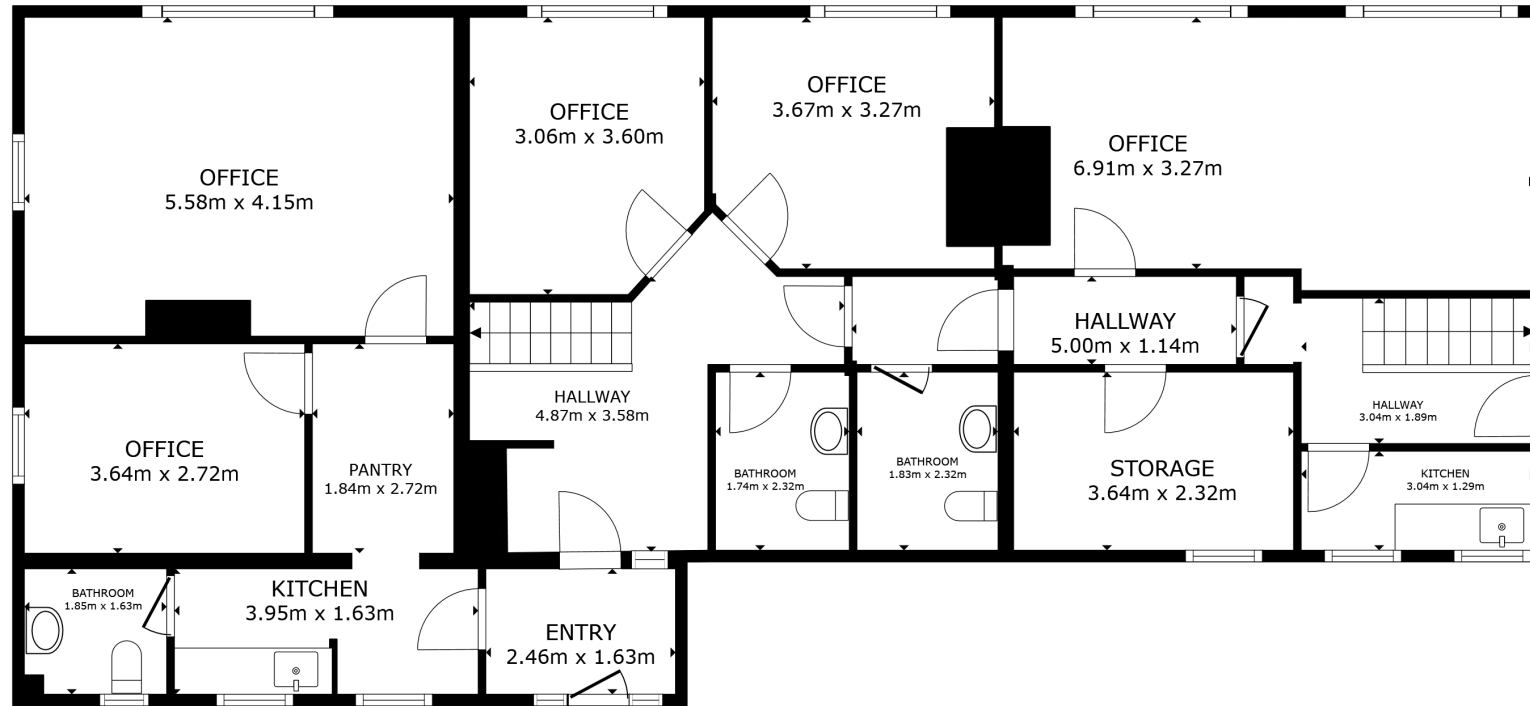
2,183 sq ft (202.81 sq m)

## GALLERY

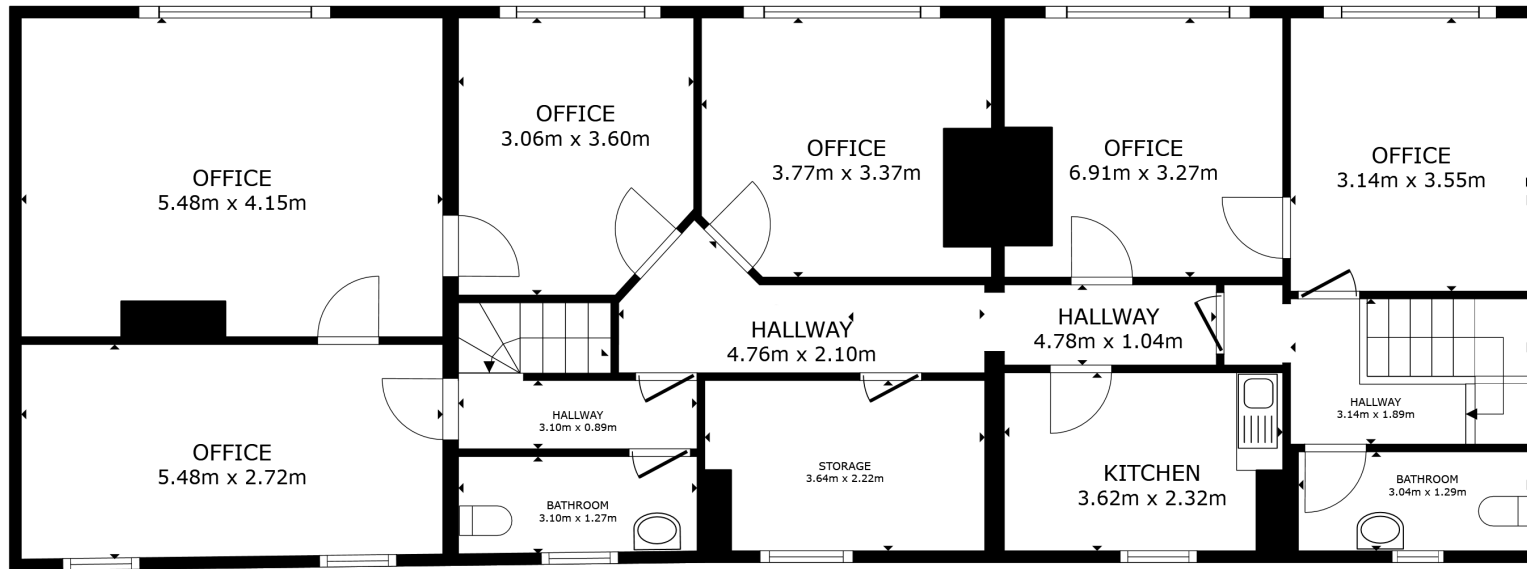


## GALLERY





FLOOR 1



FLOOR 2

## ACCOMMODATION

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

## TERMS

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

## RENT

£32,250 per annum

## 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



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