WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB

TO LET

£8,500 Per annum

MEADOW BARN, KINGS NEWNHAM LANE
RUGBY | CV23 0JU

- Rural location
- Self-contained office space
- Onsite parking

LOCATION

Newnham Grounds Farm is situated in idyllic open countryside just off the Fosse Way, west of Rugby. The property is located on Kings Newnham Lane, which links to the Fosse Way (B4455) providing access to Rugby via the A428 and Coventry via the A46. From Rugby and Coventry, motorway access is provided for the M1, M6, and M45.

DESCRIPTION

Meadow Barn is situated in a unique rural setting with views of the surrounding countryside.
The building is temperature controlled by way of a ground source heat pump plus a separate climate control system.
The site also incorporates a gated intercom entry system for additional security.

ACCOMMODATION

The property is an attractive barn conversion, which compromises a large open plan office/meeting space, kitchen, and two WCs. It also benefits from a mezzanine storage area and a feature vaulted, exposed beamed ceiling.

SERVICE CHARGE INFORMATION

A Service Charge is applicable in addition to the Rent, in respect of maintaining the communal areas of the Business Park.

BUSINESS RATES

According to the Valuation Office Agency the April 2026 rateable value of the property is £10,250.00. Interested applicants are advised to make their own enquiries with Rugby District Council.

EPC

The property is currently being assessed for an EPC.

VAT

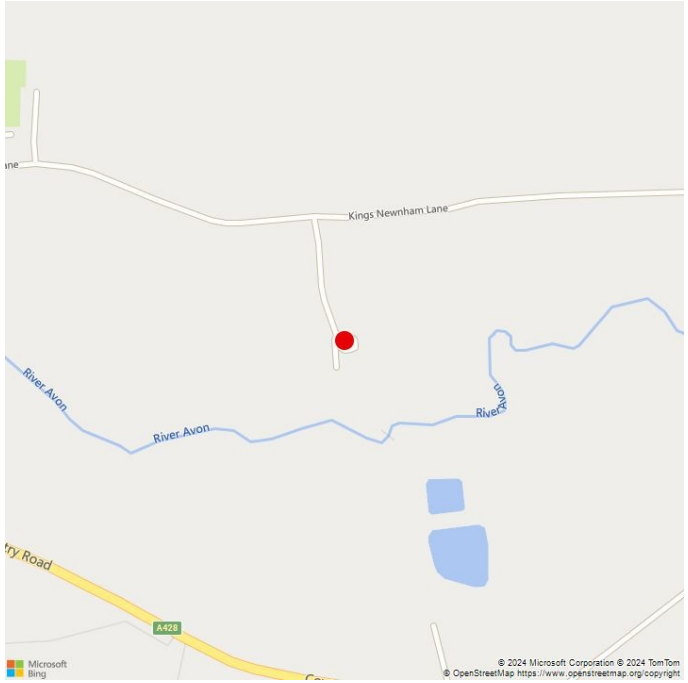
The property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



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Particulars Dated September 2026