

For Lease

Office



## Suite 3

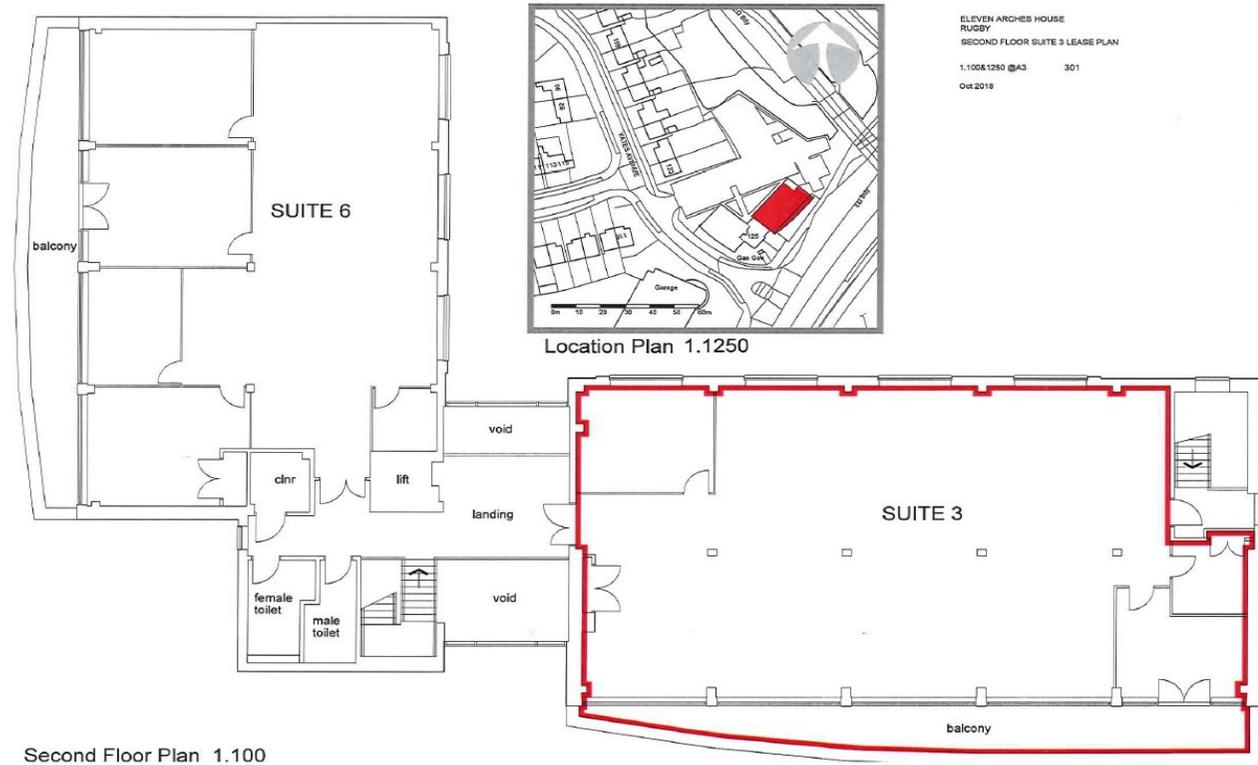
Eleven Arches House, 125 Yates Avenue, Rugby CV21  
1FD

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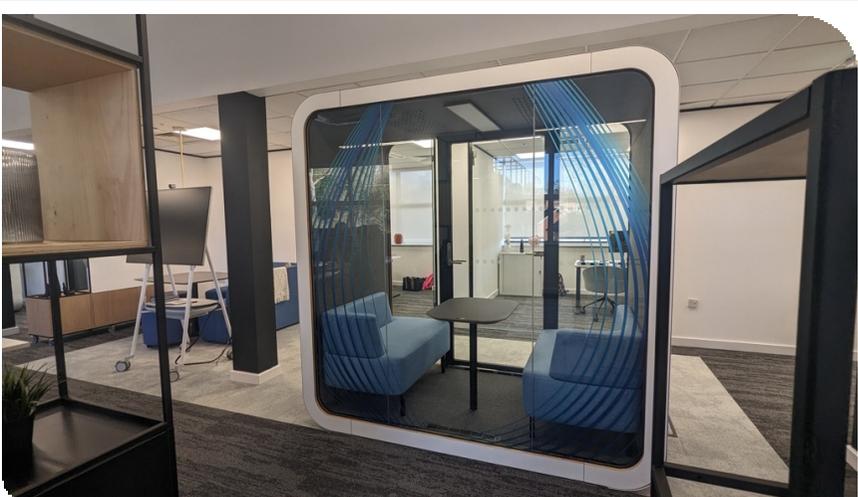
📦 2,970 Sq Ft  
£ £38,500 Per Annum

## Key Features

- ▶ 13 Car parking spaces
- ▶ Raised floors
- ▶ Air-conditioned office
- ▶ Easily Accessible
- ▶ Lift Access
- ▶ Excellent fit out
- ▶ Externally to the rear of the premises is a large secure tarmacadam car park
- ▶ Balcony terrace



**Suite 3, Eleven Arches House, 125 Yates Avenue,  
Rugby, CV21 1FD**



## Location

Eleven Arches House is located on the western side of the A426 Leicester Road, which is one of the main arterial routes from Junction 1 of the M6 to Rugby Town Centre. The office building occupies a prominent position at the junction with Yates Avenue and offers excellent access to Rugby's local amenities, including Rugby Train Station, Town Centre, Elliott's Field Shopping Park, and Rugby Retail Park. Junction 1 of the M6 is under 5 minutes drive which in turn leads to the M1, M45 and A14.

## Description

Suite 3 forms part of a modern office development completed in 2006. The offices are designed and fitted out to a very high standard and have services to include air conditioning, remote door access systems, balcony terrace, lift access, category 2 lighting, fire and intruder alarm, plus interactive CCTV, raised floors, floor sockets incorporating IT and telephone cabling. Negotiations are available for current tenant fixtures and fittings.

## Tenure

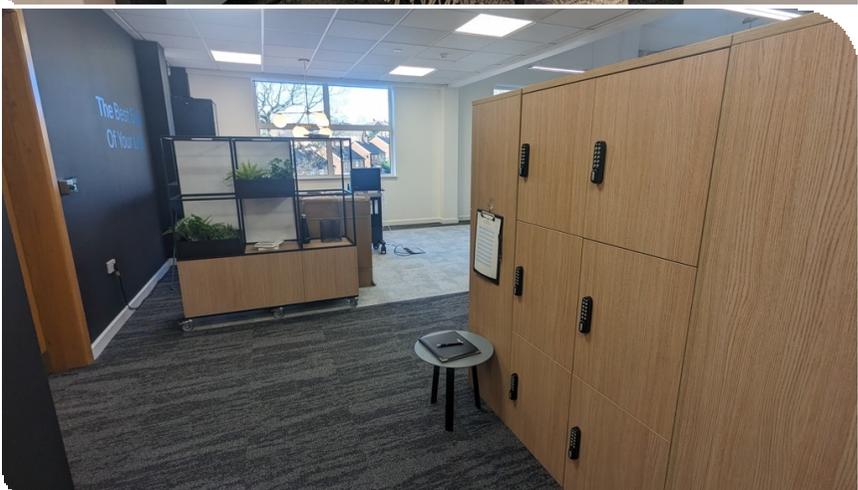
By way of sublease until October 2025 or surrender and regrant on terms to be agreed.

## EPC

EPC D  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0677-0536-4969-4592-8006>

## VAT

This property is registered for VAT (Value Added Tax).



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### 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.



### Caine Gilchrist

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

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