



Affitto Estate Agents proudly present The Elms Wellbeing Rooms, conveniently located at Newbold Road, Rugby. This space welcomes a professional environment for healthcare, wellness, and beauty professionals, offering flexible, affordable room rentals tailored to your needs.

This space is designed to support a variety of practices, whether you are a therapist, a wellness consultant, or a beauty practitioner. It is a calm, professional, and accessible setting for both you and your clients. Below, you will find details about our available rooms, pricing, and the many benefits of renting these rooms.

Room Options & Pricing -

We offer 11 fully equipped professional rooms suitable for a wide range of services, including:

- ✓ Therapy & Counselling – Private, comfortable rooms ideal for one-on-one or small group sessions.
- ✓ Beauty & Wellness Treatments – Spacious, well-lit rooms designed for skincare, massage, and holistic therapies.
- ✓ Health Consultations – Practical spaces for medical, nutritional, or other health-related services.

Our rooms are available on a flexible rental basis, with pricing based on room size, features, and the duration of use. Whether you need a space for a few hours per week or full-time, we can accommodate your requirements.

What's included?

To ensure a seamless experience for practitioners, all rentals come with the following amenities:

- ✓ Utilities – Heating, electricity, and water are all included in your rental cost.
- ✓ High-Speed Wi-Fi – Reliable internet access throughout the building.
- ✓ Cleaning Services – Regular cleaning of communal areas (room cleaning available upon request).
- ✓ Security & Accessibility – 24/7 access to the building, secure entry system, and alarm protection.
- ✓ Reception Services – Optional front desk support to welcome clients and manage appointments.

Room Features & Benefits

- ✓ Bright, Well-Maintained Spaces – Many rooms benefit from natural light and a calming ambiance.
- ✓ Flexible Layouts – Rooms can be adapted for various professional needs, from therapy sessions to treatment services.
- ✓ Convenient Location – Situated close to public transport links and nearby parking options for easy client access (please note, on-site parking is not available).
- ✓ Welcoming Shared Waiting Area – A comfortable space for your clients before their appointments.

Room 1 - £400pcm

Room 2 - £500pcm

Room 3 - £450pcm

Room 4 - £450pcm

Room 5 - £550pcm

Room 6 - £650pcm

Room 7 - £650pcm

Room 8 - £300pcm

Room 9 - £450pcm

Room 10 - £300pcm

Room 11 - £500pcm

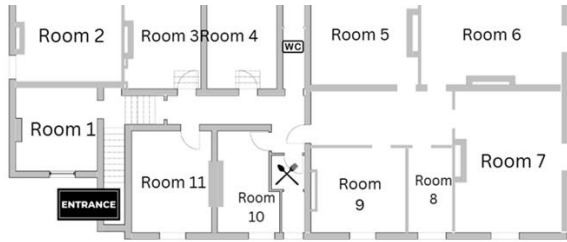
The Elms Wellbeing Rooms, are committed to creating a supportive environment where professionals can thrive. The flexible rental options allow you to focus on what matters most—delivering excellent care and services to your clients.

We would love to discuss your specific needs and show you around our available spaces. If you are interested in booking a tour or learning more about our pricing and availability, please do not hesitate to get in touch.

✉ Contact Us Today to explore how The Elms Wellbeing Rooms can support your practice!

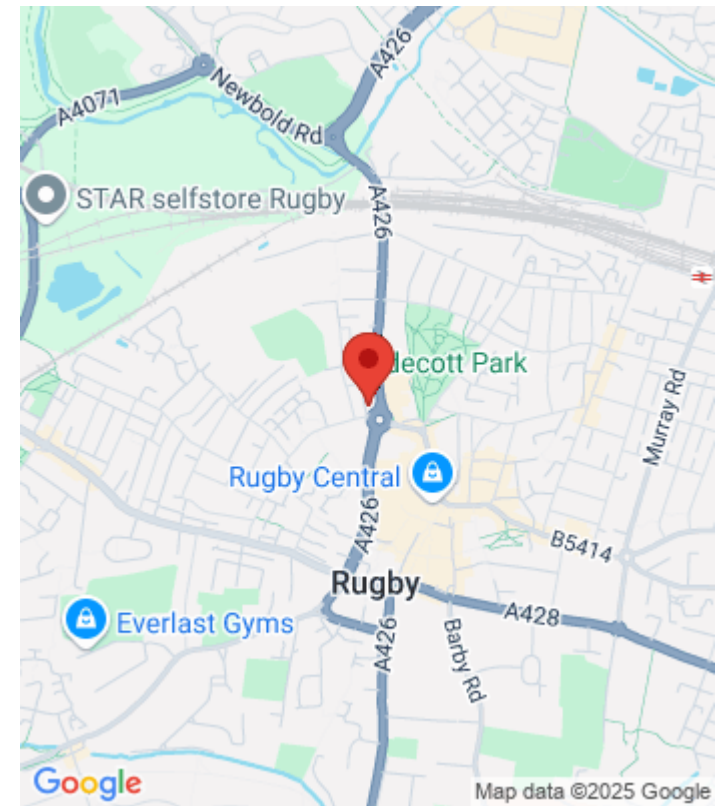
Available to rent from the end of March.

Deposit: £461.53
Holding Deposit: £92.30



Room	**Size**	**Cost (PCM)**	**Description**
Room 1	12 m ²	£400	Small consulting space, ideal for one-on-one sessions.
Room 2	15 m ²	£500	Medium room, suitable for individual consultations or small group work.
Room 3	14 m ²	£450	Versatile space with ample natural light, perfect for therapy or beauty treatments.
Room 4	14 m ²	£450	Ideal for a professional with larger equipment or private consultations.
Room 5	16 m ²	£550	Spacious room, perfect for practitioners requiring more space, with storage options.
Room 6	18 m ²	£650	Bright, larger room, ideal for treatments or

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.