

8 ARDENT COURT

409 - 1,227 sq ft. (38 - 114 sq m)

TO LET PRIME OFFICE SPACE HENLEY IN ARDEN

FULLY AIR-CONDITIONED, SET OVER THREE FLOORS WITH YOUR OWN FRONT DOOR

£17.93 per sq. ft / £7,333 - £22,000 per annum

HIGHLIGHTS

Occupy 1,227 square feet of modern office accommodation over three floors in the picturesque countryside of Henley in Arden. Commute easily with five designated parking spaces on-site, direct access to the A3400, and Junction 4 of the M42 nearby. Your own front door all set within a high quality gated office development

Air-conditioned throughout, suspended ceilings, LED lighting, and three-compartment trunking as part of the specifications. Birmingham International and Coventry Airports are also within 30 minutes' drive of the town, unlocking access to international markets. Just a 2 minutes walk to Henley in Arden High Street with Costa Coffee, Co-op and Post Office



PROPERTY OVERVIEW

8 Arden Court is a self-contained office building arranged over three floors, providing 1,227 square feet of versatile workspace in the heart of Henley in Arden.

The property benefits from modern features, including air conditioning, suspended ceilings, LED lighting,

and 3-compartment trunking, creating a comfortable and efficient environment for any business. It's fully carpeted and decorated throughout, with a stylish timber feature staircase adding character to the space. With five secure on-site car parking spaces accessed via an electronic security gate, convenience is assured for both tenants and visitors.

Arden Court is ideally situated just

a short walk from the local railway station, offering direct links to Birmingham Snow Hill and Stratford-upon-Avon. The property is also well connected by road, with easy access to the M40 (5-minute drive) and M42 (10-minute drive), making it perfect for businesses with employees or clients travelling from surrounding areas. Birmingham International and Coventry Airport are within a 30-minute drive, enhancing the location's connectivity.

AVAILABLE SPACES

	SIZE	TERM	£/SF/PA
Ground Floor	409 SF	Negotiable	£17.93
1st Floor & 2nd Floor	818 SF	Negotiable	£17.93

OTHER COSTS

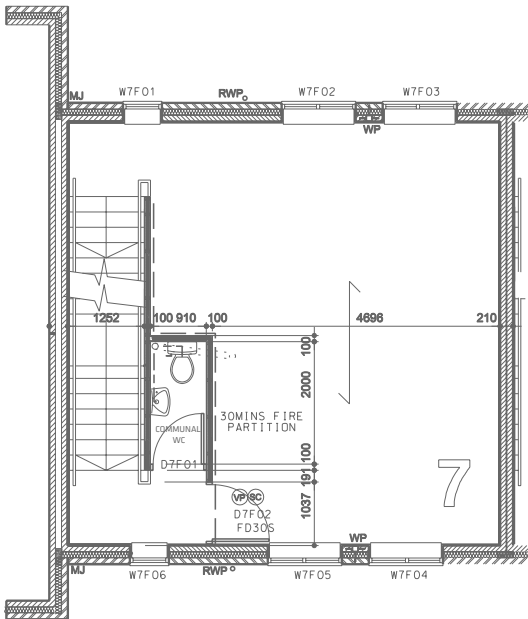
In addition to the usual utilities costs, other costs are as follows.

SERVICE CHARGE

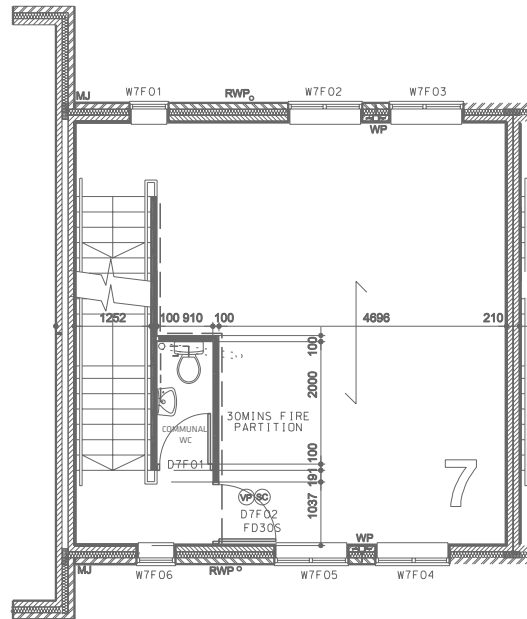
There is an estate charge of approx £300 per quarter for estate management, maintenance and landscaping

NON DOMESTIC RATES

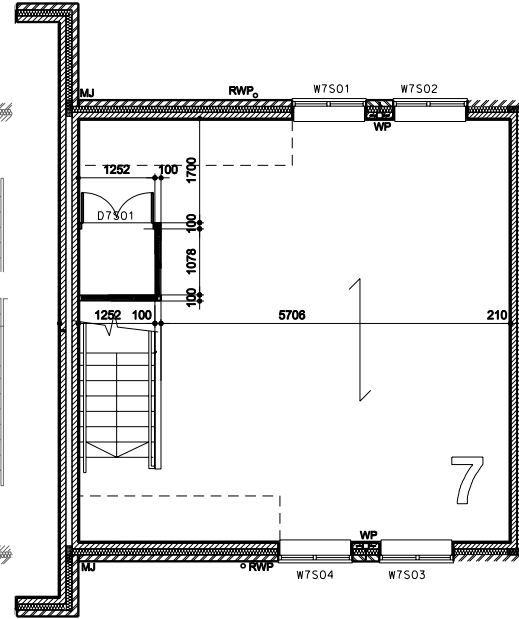
Due to the nature of the building it would fall below the threshold if two separate entities occupied the space.



FIRST FLOOR
409 SQ. FT.

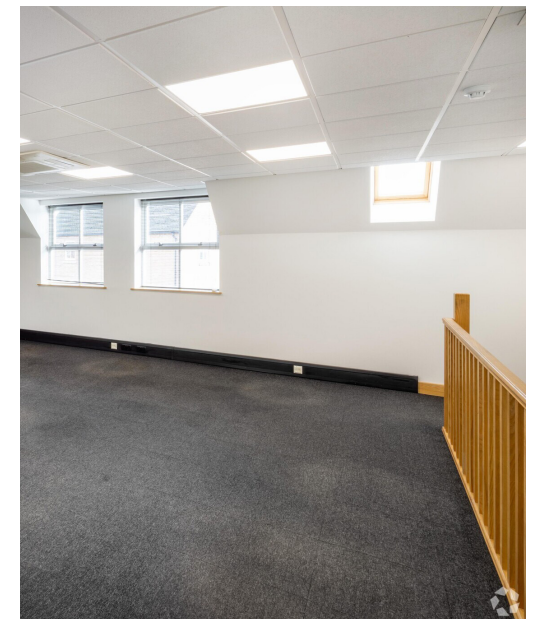


FIRST FLOOR
409 SQ. FT.



SECOND FLOOR
409 SQ. FT.







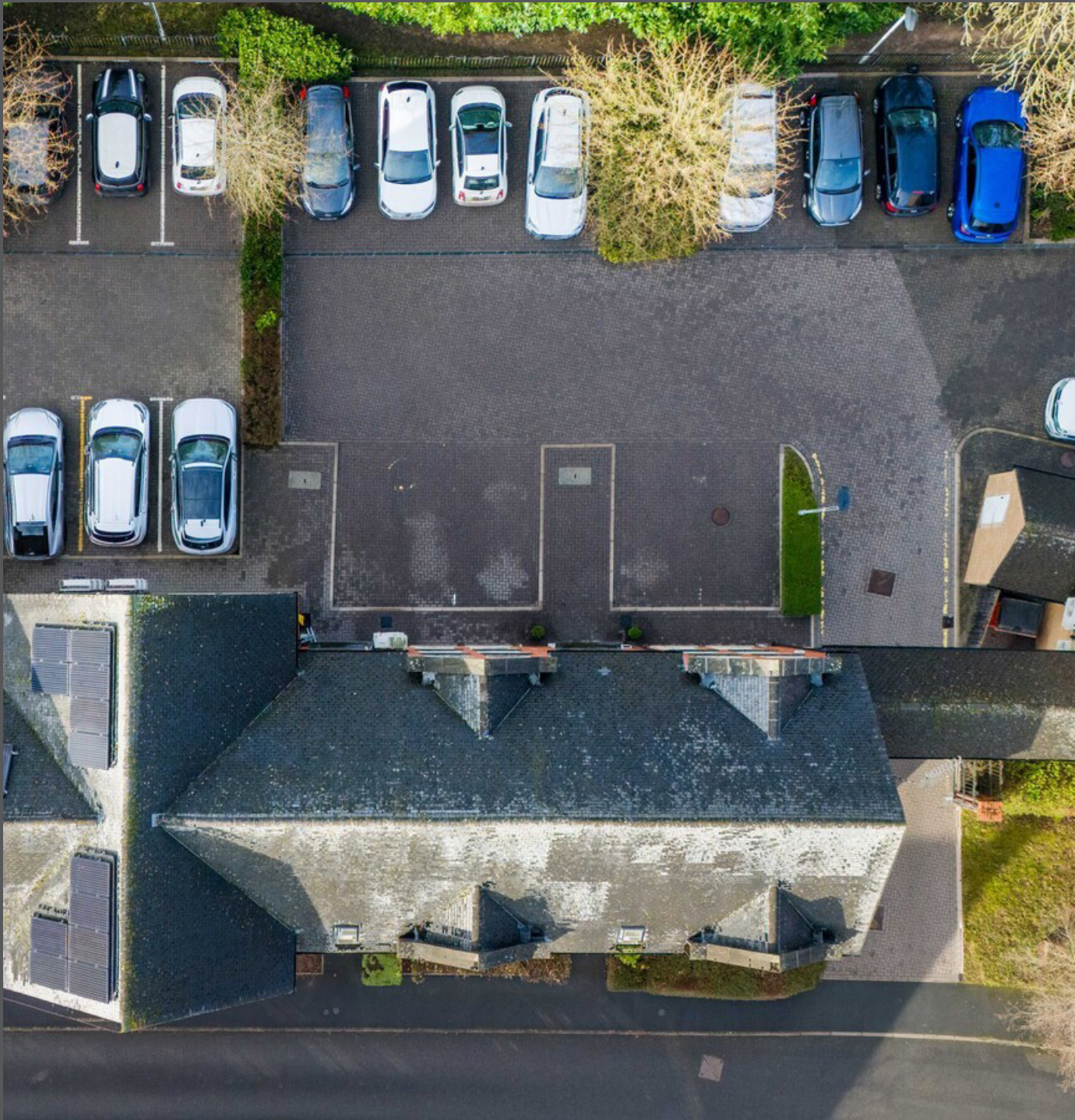
LOCATION

Over 4000 people live in Henley-in-Arden which is surrounded by picturesque countryside. Its location makes it easily accessible by road, rail and air. The town is situated on the A3400 in Warwickshire which is 8 miles north of Stratford-upon-Avon, 11 miles to the south of Solihull and 18 miles south of Birmingham.

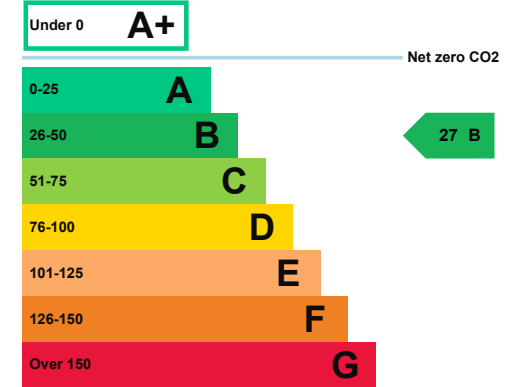
The town is situated only 5 minutes from J16 of the M40 and 10 minutes from J4 of the M42.



The offices are located in an enviable location just 5 minutes walk from the local train station which has direct links to Birmingham Snow Hill and Stratford-upon-Avon. Birmingham International Airport is within 30 minutes drive of the town.



This property's current energy rating is B.



HTPP

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