

ARDENT



COURT



HENLEY-IN-ARDEN, WARWICKSHIRE

NEW HIGH QUALITY COURTYARD OFFICES

FOR SALE / TO LET

1,227 – 2,454 SQ FT



ARDENT COURT • HENLEY-IN-ARDEN

1,227 – 2,454 SQ FT

Ardent Court is an exclusive brand new courtyard development located just off the High Street, on Millfield Court in Henley-in-Arden, Warwickshire. The development consists of 10 office units, with 7 units remaining for immediate occupation. The units, which are available for sale or to let, have been built to the highest specification standards.

“Trying to find offices in the right location for our growing design agency, as well as a property we could invest in rather than renting, has taken us many years. We wanted a property that reflected the professionalism of our business with nearby motorway access to service clients in London, Birmingham and Warwickshire. We also wanted a great location for the team and clients alike to enjoy with ample parking and we wanted a good investment opportunity with a great build specification. Ardent Court matches our requirements on every level with a build and quality of finishes that has surpassed expectations and it will be a pleasure to work here.”

Andrew Thornley, Haigh Thornley Design Ltd (Unit 6, Ardent Court)



SPECIFICATION:

- Comfort cooling
- Suspended ceilings
- Category 2 lighting
- 3 compartment perimeter trunking
- Fully carpeted throughout
- Stained softwood double-glazed windows and doors
- Ceramic floor tiling in toilet areas
- Timber feature staircase and handrails
- Fire and burglar alarm systems
- Mobility office entrance doors
- Russell slate grey roof tiles
- Fully maintained courtyard environment with security gates
- Cycle racks
- Allocated on-site car parking with free public parking close by



AMENITIES:

There are excellent amenities making the town an attractive proposition for businesses, which in turn encourages staff retention and morale:

- Henley-in-Arden is located within Shakespeare Country, one of the most beautiful and historic parts of England and within close proximity to the historic towns of Warwick and Kenilworth, Royal Leamington Spa and Stratford-upon-Avon.
- Henley-in-Arden is a vibrant and friendly market town offering a wealth of shops, restaurants, wine bars, public houses and banks situated along its High Street.
- The town benefits from a number of sports and leisure facilities including two golf courses, a tennis club and a sports club which has a number of activities for all ages.
- The town itself boasts a number of excellent schools including primary and higher educational facilities.
- Henley-in-Arden and the surrounding Warwickshire countryside is a very sought after residential location.
- There are three public car parks within walking distance of the development which are free to use.
- A traditional market takes place in the town every Wednesday and Saturday.



SCHEDULE OF ACCOMMODATION

SITE PLAN

Number	Sq Ft	Car Parking Spaces
1	2,863	SOLD
2	1,227	5
3	1,227	SOLD
4	1,227	5
5	1,227	5
6	2,863	SOLD
7	1,227	5
8	1,227	5
9	1,227	5
10	1,227	5





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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 and Coventry Airport are both within 30 minutes drive of the town.

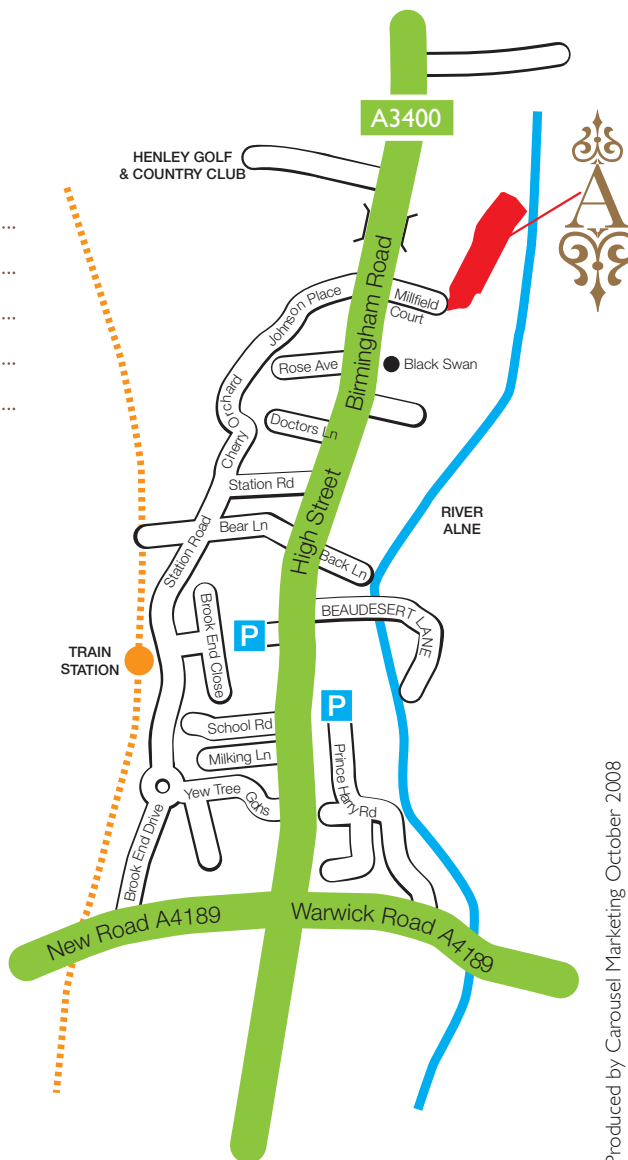


Postcode for satellite navigation: B95 5AD

DISTANCES FROM HENLEY-IN-ARDEN

	Distance (miles)	Drivetime (minutes)
M40 Junction 16	3	6
M42 Junction 4	7	10
Birmingham	17	32
Stratford-upon-Avon	9	17
Birmingham International Airport	15	22

Source: Google Maps UK



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