



WAVENSHERE

THE COWSHED

High specification flexible space set within
the stunning Warwickshire countryside

The Cowshed, Wavensmere Road, Henley in Arden, B95 6BP

SUITABLE FOR A WIDE RANGE OF USES

including office, studio space, treatment rooms and leisure

- Stunning internal courtyard and breakout space
- Fully air-conditioned
- Dedicated high speed fibre optic capability up to 100mb*
- 24hr Security Surveillance
- State-of-the-art conference facilities for hire
- External communal breakout area
- On-Site parking
- Individual Kitchen Facilities
- Male & Female WC's
- Onsite pilates studio [coming soon]

* Fibre optic broadband speeds can vary. You should check direct with our supplier BT for full technical information and terms and conditions. BJD are not responsible for your own service.





LOCATION

The Cowshed is superbly located in the beautiful Warwickshire Countryside, ideally situated close to Warwick, Stratford upon Avon, Henley -in -Arden and Redditch.

The M40 motorway is only 5 miles away providing easy access to Birmingham and London and the National Motorway network.

Birmingham International Airport, Birmingham International Railway Station and The NEC are within a 40 minute drive.

DESCRIPTION

The Cowshed provides flexible space in a unique building, providing six modern suites, each benefitting from full height glazing looking onto a stunning internal Courtyard.

Each suite benefits from air-conditioning and LED lighting and there is additional meeting space within the Courtyard. High Quality Male and Female toilets are provided.

Externally the Cowshed sits in landscaped grounds with additional break out areas and there is ample parking on site.

FLEXIBLE ACCOMMODATION

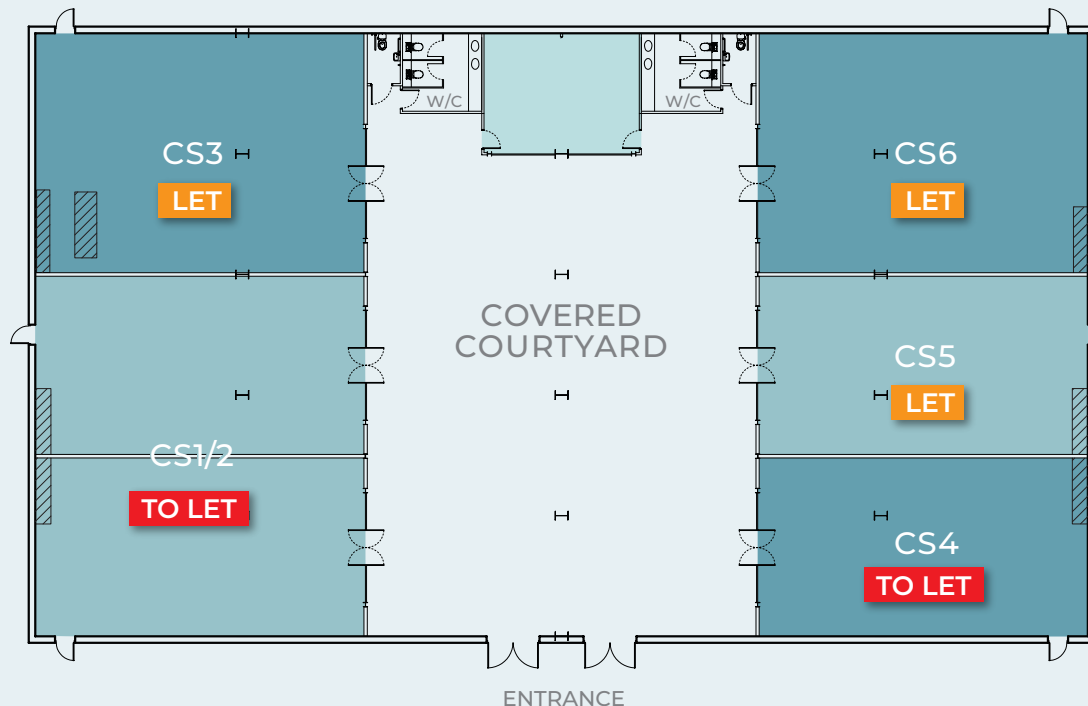
There are currently two suites available to let in the highly sought after and unique premises.

Available with immediate vacant possession these suites provide the very best of fit outs to include highly polished concrete floor, fitted kitchen, data cabling in situ, LED lighting and ceiling mounted heating cooling system.

Unit	sq ft	Sq m	Status
CS1/2	2604	242m ²	TO LET
CS3	1775	163m ²	LET
CS4	1302	121m ²	TO LET
CS5	1302	121m ²	LET
CS6	1775	163m ²	LET



THE SPACE



- Board Room - 40m²**
7,150 x 5,550mm
- CS3**
14,996 x 11,000mm
- CS6**
14,996 x 11,000mm
- CS1/2**
14,996 x 16,603mm
- CS5**
14,996 x 8,290mm
- Kitchenette Area**
- CS4**
14,996 x 8,313mm

For illustrative purposes. Not to scale



Furniture can be supplied on request through separate negotiation.



Set in beautiful landscaped grounds with external recreation space and ample parking.



TENURE

The Cowshed is available To Let for a term to be agreed on an effective FRI Lease.

RENT

On application.

VAT

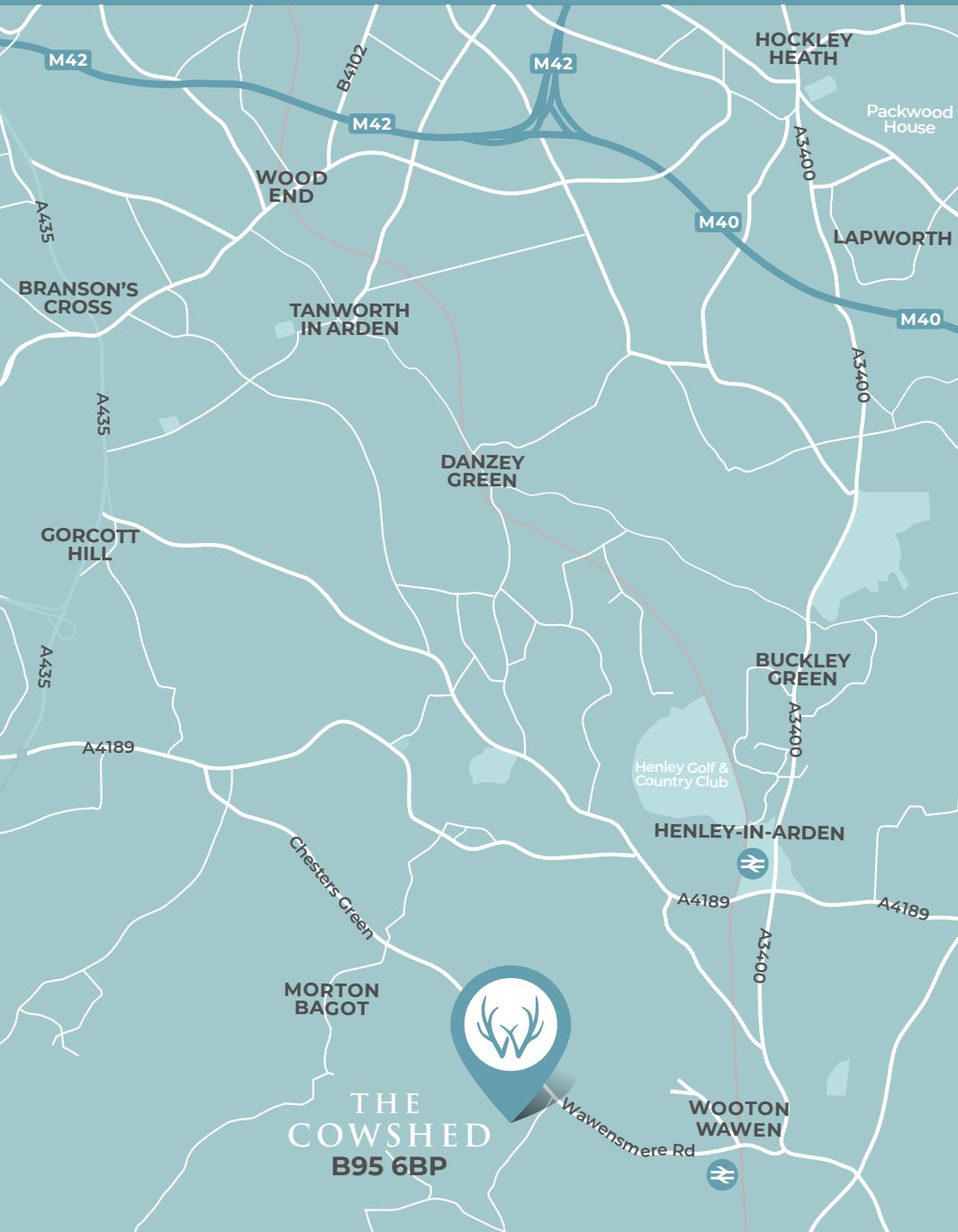
Vat will be payable on rent and service charge.

SERVICE CHARGE

There will be a service charge payable at an initial £6.10 per sq ft per annum to include but not exclusive to communal costs, external repairs, site management and landscaping.

BUSINESS RATES

CS1 & CS2: Rateable value = £48,250
CS4: Rateable value = £24,000



VIEWING

By appointment through the sole agents.



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