



FOR SALE

**1,227 - 2,454 sq ft
(113.99 - 227.98 sq m)**

Self-contained office buildings

**7 & 8 Ardent Court,
William St James Way,
Henley in Arden,
B95 5GF**

- Self-contained office buildings
- Secure on-site car parking
- Comfort cooling
- Fully carpeted and decorated throughout

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0121 233 2330

Property details – 7 & 8 Ardent Court

Description

Units 7 & 8 Ardent Court are self-contained buildings arranged over 3 floors which have been connected on the ground and first floor. Each building benefits from 5 car parking spaces which are situated adjacent to the building and accessed via an electronic security gate.

The buildings benefits from the following:

- Comfort cooling
- Suspended ceilings
- Cat II lighting
- 3 compartment trunking
- Timber feature staircase and handrails

Accommodation

Units 7 & 8 total 2,454 sq ft. Unit 7 can be bought in isolation which total 1,227 sq ft.

Car Parking

Each unit benefits from 5 on site car parking spaces.

Price

£550,000 exclusive for units 7 & 8 or £275,000 for Unit 7.

Tenure

The units are to be sold on a freehold basis.

EPC

An energy performance certificate is available on request.

Business Rates

Each building has a rateable value of £14,750 and rates payable of £6,153 per annum (2023/24).

Estate Charge

An estate charge is levied for the common areas including car parking and landscaping. Further details available from the agent.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

The property is registered for VAT.

Viewing

Strictly by appointment with the agents.



Location details

**7 & 8 Ardent Court,
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B95 5GF**

Henley in Arden is surrounded by picturesque countryside and lies within easy access 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 10 miles south of Birmingham.

The town is situated only 5 minutes from Junction 16 of the M40 and 10 minutes from Junction 4 of the M42. The offices are located in an enviable location just 5 minutes' walk from the local train station, which has direct links from Birmingham Snow Hill and Stratford-upon-Avon. Birmingham International and Coventry Airport are both within 30 minutes' drive of the town.



**For further information
and to arrange a viewing,
please contact:**

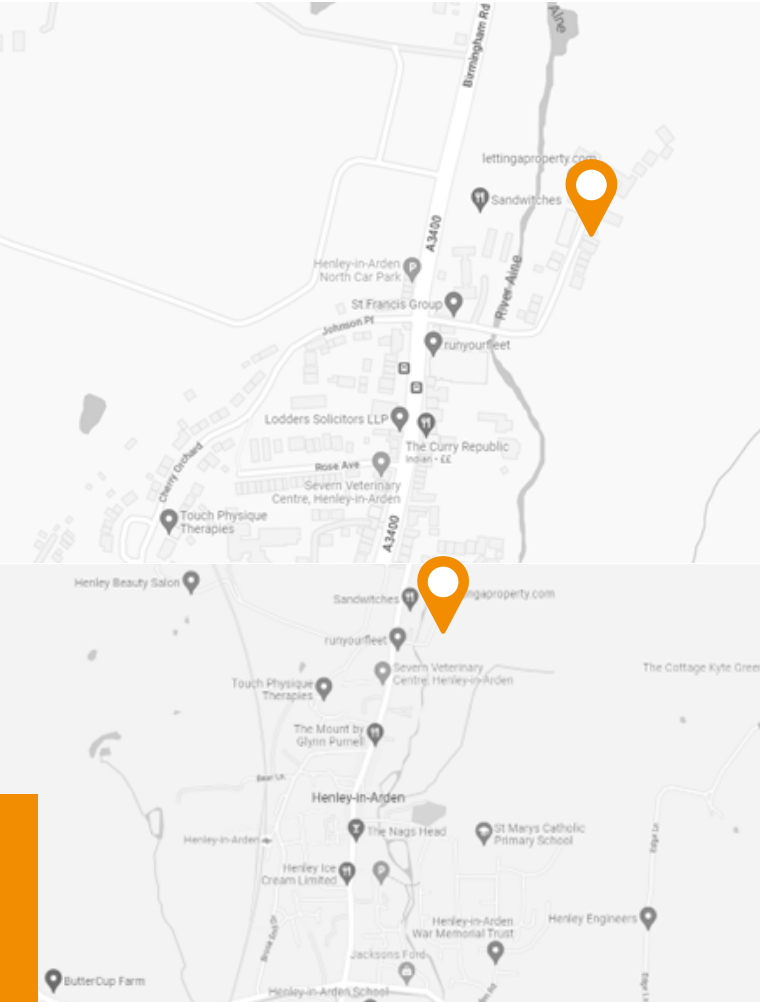
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