



TO LET/FOR SALE

1,227 sq ft (113.99 sq m)

Self-contained office building

**2 Ardent Court,
William St James Way,
Henley in Arden,
B95 5GF**

- Self-contained office building
- Secure on-site car parking
- Comfort cooling
- Freshly decorated throughout

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0121 233 2330

Property details – 2 Ardent Court

Description

Unit 2 Ardent Court is a self-contained building arranged over 3 floors. The property benefits from 5 car parking spaces which are situated adjacent to the building and accessed via an electronic security gate.

The building benefits from the following:

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

Car Parking

The unit benefits from 5 on site car parking spaces.

Rent/Price

The rent is £21,500 per annum exclusive.

The freehold is available for £275,000 exclusive.

Tenure

The premises are available by way of a fully repairing and insuring lease for a term of years to be agreed.

Alternatively the freehold is also available.

EPC

An energy performance certificate is available on request.

Business Rates

The property has a rateable value of £13,750 and rates payable of £6,862 per annum (2024/25).

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

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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:**

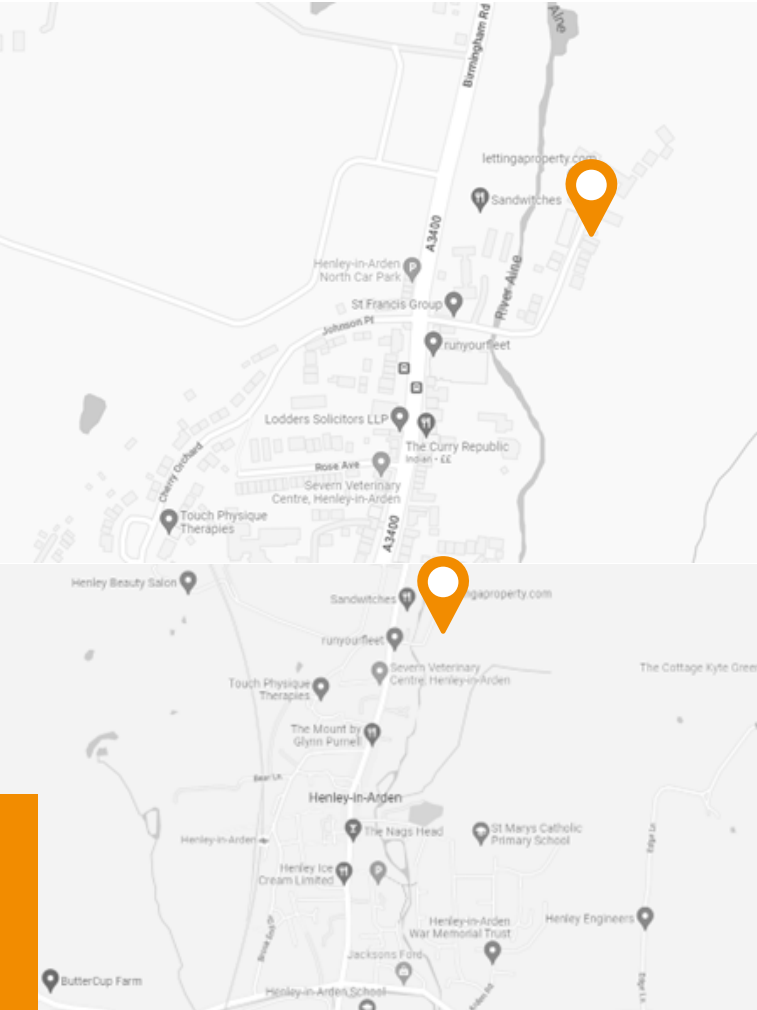
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