



The Cowshed

Wavensmere, Wawensmere Road, Henley-in-Arden, B95 6BP

HIGH SPECIFICATION CONTEMPORARY OFFICES

1,320 to 5,683 sq ft
(122.63 to 527.97 sq m)

- Stunning internal courtyard and breakout space
- Fully air-conditioned
- Dedicated high speed fibre optic capability up to 100mb
- 24hr Security Surveillance
- Boardroom facilities
- External communal breakout area
- On-Site parking

Summary

Available Size	1,320 to 5,683 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Location

The Cowshed is superbly located in 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 unique Office Accommodation, providing six individual brand new pods, each benefitting from full height glazing looking onto a stunning internal Courtyard.

Each Office 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.

Three office suites available to let in this highly sought after and unique office premises. Available with immediate vacant possession this office suite provides the very best of fit outs to include highly polished concrete floor, fitted kitchen, datacabling in situ, LED lighting and ceiling mounted heating cooling system, this office is ready to move into.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - CS1&2	2,606	242.11	Available
Ground - CS 3	1,775	164.90	Available
Ground - CS 4	1,302	120.96	Available
Total	5,683	527.97	

Tenure

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

Rent

Rent £22 sq ft per annum exclusive.

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.

Rateable Values

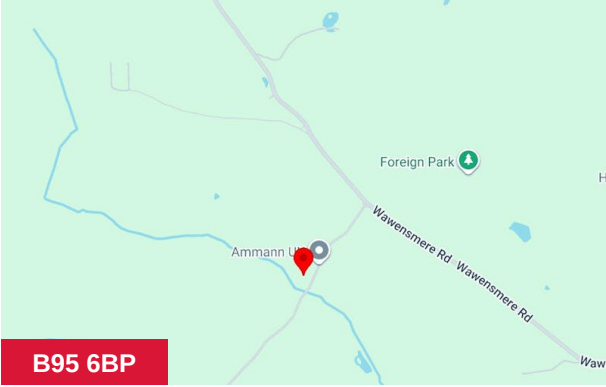
CS1 & CS2: Rateable value = £32,000

CS3= £21,500

CS4: Rateable value = £16,000

Viewing

Strictly with our reception on 01527584242



Viewing & Further Information



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 28/10/2025