

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

THE PLOUGH & THE COMBINE STORE, NEWHOUSE FARM, HENLEY-IN-ARDEN, B95 6DL

For Sale: Price on application
To Rent: £38,000 - £88,000 per annum

2,127 to 4,921 sq ft (197.60 to 457.18 sq m)

Description

Two individual former agricultural buildings which can be split or utilised in combination have been thoughtfully converted and extended to create high-quality, individual office spaces set within landscaped gardens and generous on-site parking, all surrounded by the beautiful Warwickshire countryside.

The Plough and Combine Store is an impressive two-storey building, skilfully redeveloped using contemporary materials, including metal cladding, timber panelling, and timber double-glazed windows throughout. The design combines modern finishes with traditional character, while high levels of insulation ensure excellent comfort, energy efficiency, and year-round usability.

Although mostly open plan, the offices benefit from meeting rooms, private working spaces, high quality kitchen facilities and separate ladies and gents WC facilities.





Summary

- MAY SELL
- Opportunity to split the offices
- Can be developed into residential property only needing a permitted planning application
- High-quality character office accommodation
- Combination of open-plan and private office areas

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Location

Newhouse Farm Business Centre enjoys a peaceful, traffic-free setting conveniently positioned between Stratford-upon-Avon, Henley-in-Arden, and Warwick. The location offers excellent connectivity, with Junctions 15 and 16 of the M40 just 5 miles away. Birmingham Airport is approximately 18 miles distant, while Central Birmingham, Coventry, Redditch, and Solihull are all within a 22-mile radius.



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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Building - Combine Store	2,127	197.60	-	Available
Building - Plough Store	2,794	259.57	-	Available
Total	**4,921**	**457.17**		

RENT

£38,000 - £88,000 per annum

EPC

D (78)

BUSINESS RATES

Rateable Value: n/a

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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