BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

VIEW ONLINE

DATA ROOM

OTHER TO LET



BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

SHERBOURNE FARM, STRATFORD ROAD, WARWICK, CV35 8AD

To Rent: £25,000 per annum 1,380 sq ft (128.21 sq m)

Description

The studio comprises a unique collection of high-quality commercial studio accommodation situated within the attractive rural setting of Sherbourne Farm. The property has been converted to provide characterful workspace that combines original agricultural features with modern business functionality, creating an inspiring environment for occupiers seeking distinctive premises.

The accommodation offers flexible studio space suitable for a variety of uses including creative industries, professional services, design, consultancy and wellness-based businesses. Occupiers benefit from a peaceful countryside setting whilst maintaining excellent connectivity to Coventry city centre, Warwickshire and the wider Midlands motorway network.

The development provides a rare opportunity to secure business accommodation within an established rural commercial location, benefiting from ample on-site parking, attractive surroundings and a unique working environment that sets it apart from conventional office or industrial space.





Summary

- Professional film and photography studio space
- Flexible shooting areas with adaptable layouts
- Suitable for commercial, editorial and creative productions
- Easy access and loading facilities
- High ceilings and industrial character

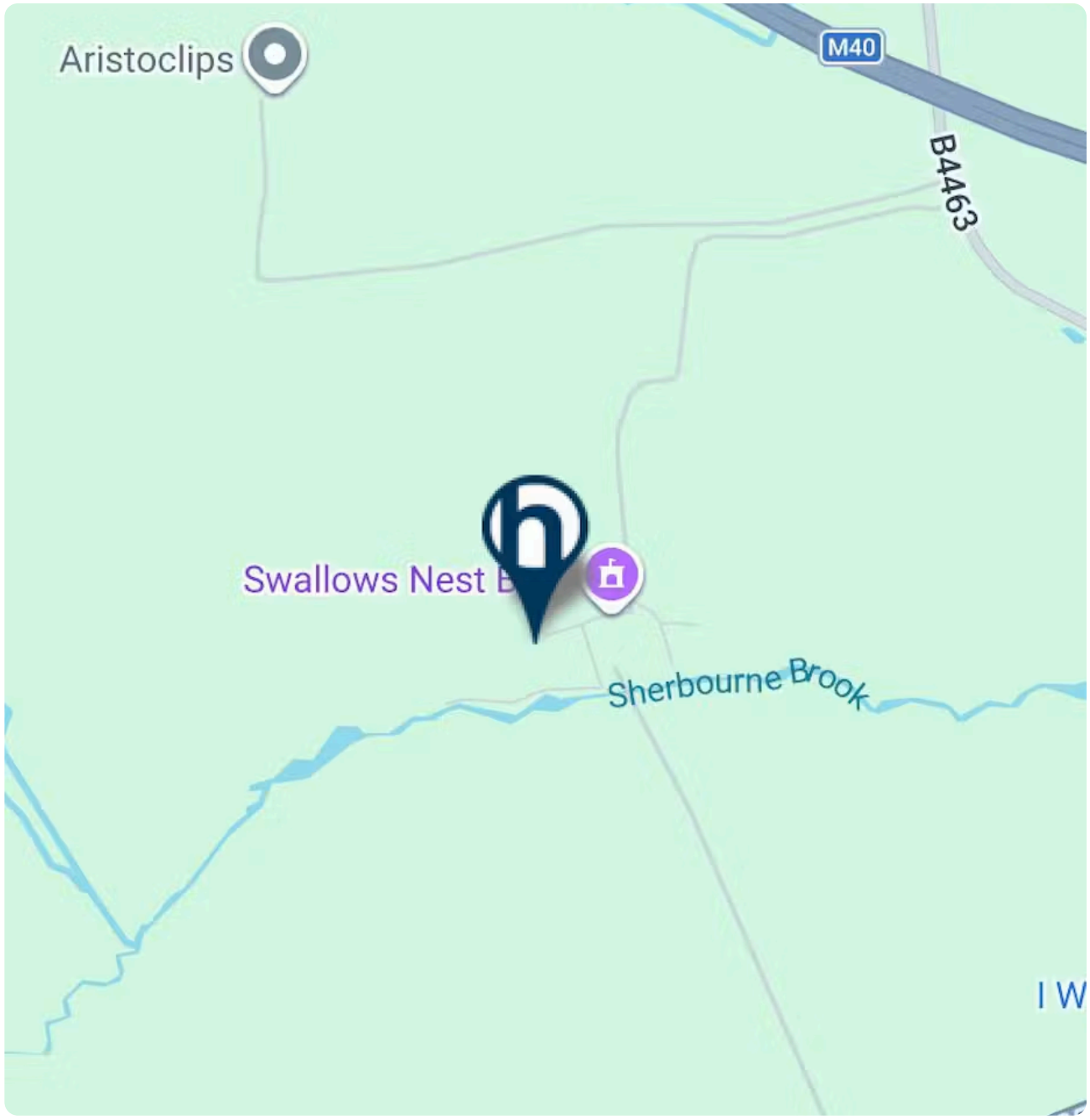
BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

SHERBOURNE FARM, STRATFORD ROAD, WARWICK, CV35 8AD

To Rent: £25,000 per annum 1,380 sq ft (128.21 sq m)

Location

The studio is situated in an attractive rural location within Warwickshire, benefitting from a peaceful countryside setting whilst remaining readily accessible to the region's principal commercial centres. The property enjoys convenient access to the strategic road network, providing excellent connectivity to Coventry, Warwick, Leamington Spa, Rugby and the wider Midlands.



BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

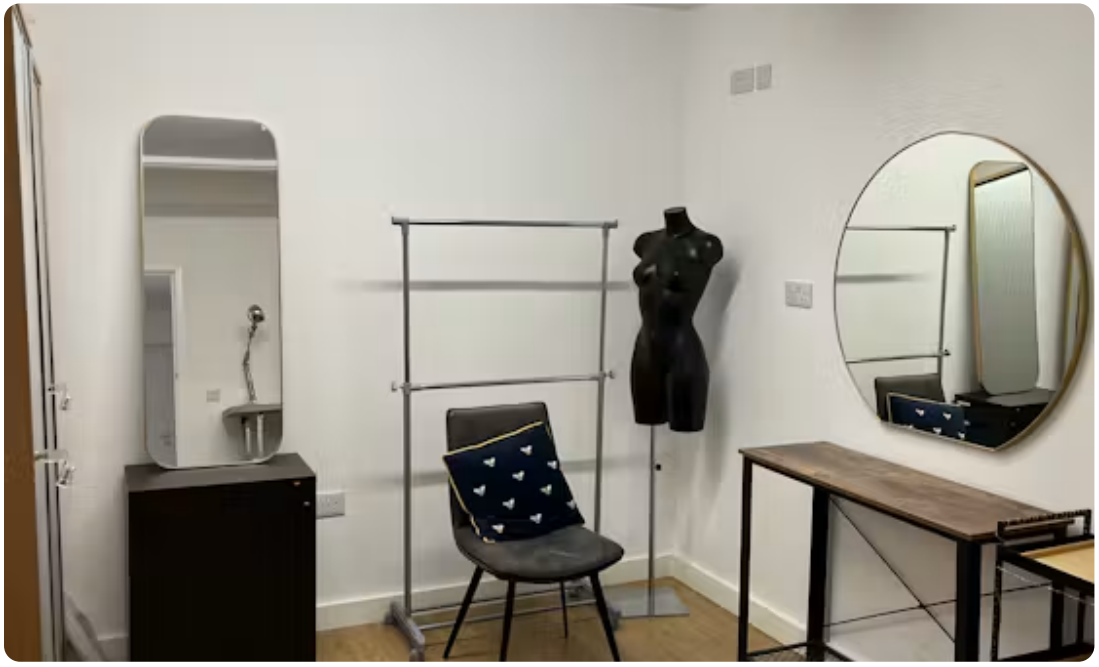
SHERBOURNE FARM, STRATFORD ROAD, WARWICK, CV35 8AD

To Rent: £25,000 per annum 1,380 sq ft (128.21 sq m)

GALLERY









BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

SHERBOURNE FARM, STRATFORD ROAD, WARWICK, CV35 8AD

To Rent: £25,000 per annum 1,380 sq ft (128.21 sq m)

TERMS

Terms to be agreed

RENT

£25,000 per annum

BUSINESS RATES

Rateable Value: £12,000

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

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



Rob Lord
07385 663 147
rob.lord@bromwichhardy.com

The above information contained within this brochure is 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 09/11/2026

BROMWICH HARDY

024 7630 8900

www.bromwichhardy.com

Award winning commercial property advice from the team you can trust

- Commercial Agency Advice
- Sales
- Lettings
- Development Advisory
- Complete Property Management Services
- Professional Services
- Lease Renewals
- Rent Reviews
- Valuation Advice

Read our latest Barometer



BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

1 The Cobalt Centre,
Siskin Parkway East,
Middlemarch Business Park,
Coventry
CV3 4PE

RICS
the mark of property professionalism worldwide