



Oldberrow Manor

Ullenhall Lane, Henley-in-Arden, B95 5PF

**Last two refurbished
prestigious office suites
remaining. Must be viewed to
be appreciated.**

167 to 369 sq ft
(15.51 to 34.28 sq m)

- EPC grade A offices
- Secure gated onsite CCTV
- High speed internet
- 5 mins from J3 M42 Motorway
- Picturesque private estate
- Break out facilities with boardroom
- Air conditioning
- Ev Charging points

Summary

Available Size	167 to 369 sq ft
Rent	£6,680 - £14,760 per annum
EPC Rating	A

Description

Discover the perfect space for your business in self-contained office units, located within a prestigious private estate offering peace, privacy, and a highly professional setting.

Key Features:

- Secure & Exclusive: Gated private estate with extensive CCTV and 24/7 security
- Convenient Access: On-site parking, including electric car charging points
- Beautiful Surroundings: Luxuriously landscaped grounds for a serene work environment
- Modern Comforts: Communal ground source heat pumps for central heating as well as hot & cold air conditioning, the ultimate combination for eco-friendly comfort.
- Self-Contained Space: Includes private kitchenettes, showers, and bathroom facilities to all buildings
- Seasonal Perks: Access to BBQ area and tennis courts during the summer months
- Relax & Recharge: Access to the wider estate grounds, including picturesque walks by the lakes

Ideal for professionals, start-ups, or satellite offices seeking a secure, stylish, and functional workspace in a tranquil natural setting, to grade A office standards. Would suit companies with 15-20 employees.

Enquire now to schedule a viewing and elevate your work environment!

Location

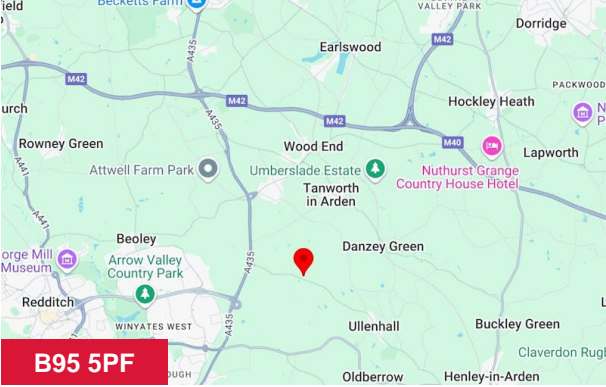
The Property is situated in a superb rural setting, middle way between Redditch and Henley-in-Arden. Junction 3 of the M42 is approximately 4 miles to the north, providing convenient access to the Midlands Motorway Network via the A435 dual carriageway which is only half a mile away.

Quality Office accommodation located within the grounds of Oldberrow Manor. Situated across The Coach House, The Cottage, The Farm House, The Croft and The Barn. Access is provided from Ullenhall Lane via a Private Road, which leads to a secure gated entrance.

Accommodation

The accommodation comprises the following areas:

Description	Building Type	sq ft	sq m	Availability
The Coach House Office 4	Office	190	17.65	Let
The Coach House Office 5	Office	138	12.82	Let
The Farm House Office 9	Office	202	18.77	Available
The Farm House Office 10	Office	176	16.35	Let
The Farm House Office 11	Office	167	15.51	Available
The Farm House Office 12	Office	142	13.19	Let
The Farm House Office 12b	Office	127	11.80	Let
The Farm House Office 14	Office	101	9.38	Let
The Farm House Office 15	Office	99	9.20	Let
The Farm House Office 16	Office	179	16.63	Let
The Cottage Office 6	Office	297	27.59	Occupied
Total		1,818	168.89	



Viewing & Further Information



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Viewing

Strictly by appointment only via our office on 01527 584 242

Legal Fees

Each Party to bear their own fees.

Rateable Value

100% Small Business Rate Relief Potentially Available.