



WAVENSHERE

# THE COWSHED

HIGH SPECIFICATION CONTEMPORARY OFFICES TO LET  
SET WITHIN THE RURAL WARWICKSHIRE COUNTRYSIDE



# HIGH SPECIFICATION CONTEMPORARY OFFICES

Set within 100 acres of beautiful  
Warwickshire countryside

- Stunning internal courtyard and breakout space
- Fully air-conditioned
- Dedicated high speed fibre optic capability up to 100mb\*
- 24hr Security Surveillance
- Boardroom facilities
- State-of-the-art conference facilities for hire
- External communal breakout area
- On-Site parking
- Individual Kitchen Facilities
- Male & Female WC's

\* Fibre optic broadband speeds can vary. You should check direct with our supplier BT for full technical information and terms and conditions. BJD are not responsible for your own service.



Unit CS4







Unit CS4

## 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.

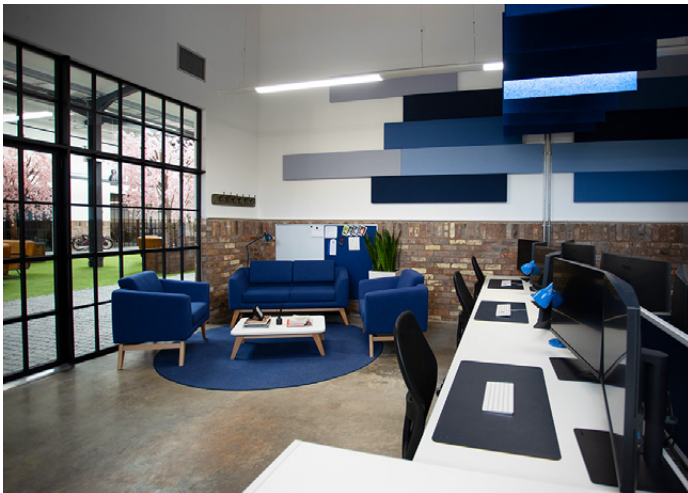
Externally the Cowshed sits in landscaped grounds with additional break out areas and there is ample parking on site.

## FLEXIBLE ACCOMMODATION

Two office suites available to let in this highly sought after and unique office premises.

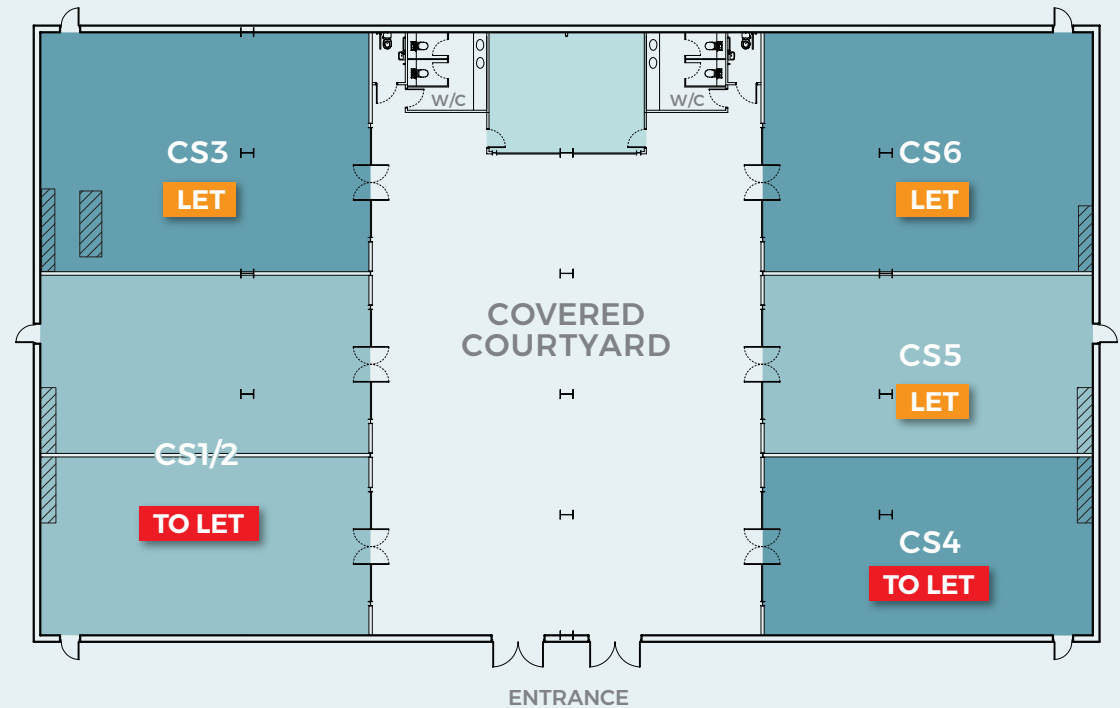
Available with immediate vacant possession this office suite provides the very best of fit outs to include highly polished concrete floor, fitted kitchen, datacabling in situ, LED lighting and ceiling mounted heating cooling system, this office is ready to move into.

Unit	sq ft	Sq m	
<b>CS1/2</b>	2604	242m <sup>2</sup>	<b>TO LET</b>
<b>CS3</b>	1775	163m <sup>2</sup>	<b>LET</b>
<b>CS4</b>	1302	121m <sup>2</sup>	<b>TO LET</b>
<b>CS5</b>	1302	121m <sup>2</sup>	<b>LET</b>
<b>CS6</b>	1775	163m <sup>2</sup>	<b>LET</b>



Unit CS4

## THE SPACE



**Board Room - 40m<sup>2</sup>**  
7,150 x 5,550mm

**CS3**  
14,996 x 11,000mm

**CS6**  
14,996 x 11,000mm

**CS1/2**  
14,996 x 16,603mm

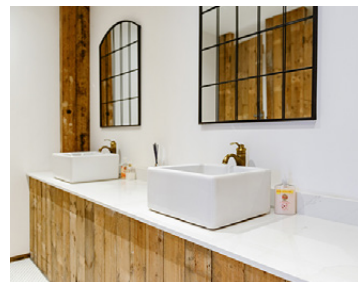
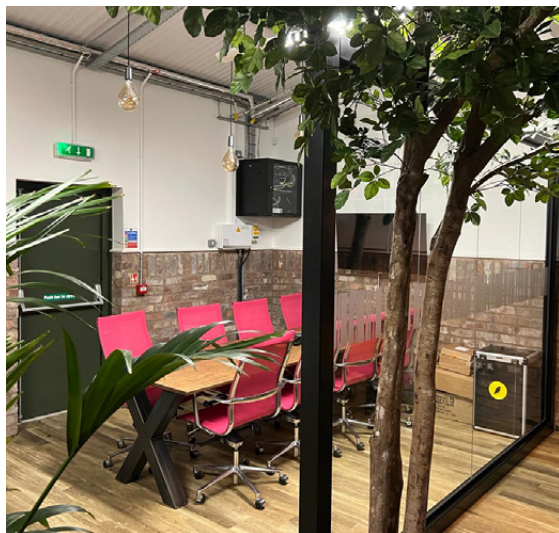
**CS5**  
14,996 x 8,290mm

 **Kitchenette Area**

**CS4**  
14,996 x 8,313mm

For illustrative purposes. Not to scale

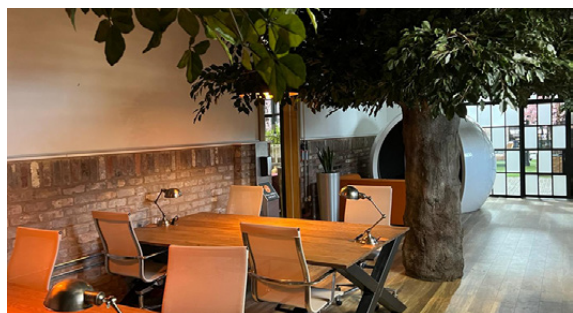




Furniture can be supplied on request through separate negotiation.



Set in beautiful landscaped grounds with external recreation space and ample parking.



Unit CS4



## 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.

## BUSINESS RATES

The Cowshed has yet to be assessed for Business Rates purposes which will be tenant's responsibility.



## VIEWING

By appointment through the sole agents.



**Tom Bromwich**



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