



4 Ardent Court

William James Way, Henley-in-Arden, B95 5GF

Henley-in-Arden



The
Commercial
Property Experts



Henley-in-Arden is one of Warwickshire's most desirable small towns, celebrated for its historic High Street lined with timber-framed buildings, boutique shops, cafés, and restaurants. Despite its heritage character, Henley offers all the essentials of modern life, from local shops and pharmacy to gyms, salons, and everyday services, making it a vibrant hub for both residents and businesses. The town's mix of charm and convenience has long attracted professionals seeking a high-quality environment for work and leisure.

Connectivity is another of Henley's strengths. The town sits just off the A3400, five minutes from the M40 and M42, and within easy reach of Birmingham, Solihull, Warwick, and Stratford-upon-Avon. Henley station provides regular rail services to both Birmingham and Stratford, while Birmingham Airport and the NEC are just a 30-minute drive away. This combination of accessibility, affluence, and community spirit makes Henley-in-Arden a location where businesses can thrive.



Property Overview

A high-quality ground floor office suite within a modern three-storey courtyard building.

- Size: approx. 34 sqm (365 sq ft)
- Layout: open plan, dual aspect windows
- Condition: fully fitted – ready for immediate occupation (just add furniture)
- Facilities: shared kitchen & WC, fibre-ready connectivity, comfort cooling
- Parking: 3 allocated spaces in secure gated courtyard
- EPC: Band B (33) – energy efficient, low running costs

Key Benefits

- Turn-Key Ready – no fit-out required, move in immediately.
- Low Running Costs – EPC B, likely 100% Small Business Rates Relief
- Connectivity – high-speed broadband & 5G coverage; walk to train station.
- Lifestyle Location – attractive market town with cafés, gyms, schools, and countryside walks on the doorstep.







Local Market & Demographics

- Population: ~3,300 in Henley (1 mile), 28,000 within 5 miles
- Affluence: Median household income £53k (1 mile) to £66k (3 miles), well above UK average
- Businesses: Over 1,000 local businesses, 70% in finance, property, and professional services – the natural client and peer base for small offices
- Daytime Workforce: ~3,000 employees in 1-mile radius, supporting a vibrant daytime economy

Location

- Set within the exclusive Ardent Court development, just off Henley High Street.
- By Road: 5 mins to M40 (J16), 10 mins to M42 (J4), easy reach of Birmingham, Solihull, Warwick, Stratford.
- By Rail: Henley-in-Arden Station 0.5 miles – direct trains to Birmingham (45 mins) & Stratford (15 mins).
- By Air: Birmingham Airport & NEC ~30 mins.
- On Foot: High Street shops, cafés, pubs, convenience store, pharmacy, post office all within 5–10 mins walk.

The Space

- Bright, efficient open-plan office – ideal for 4–6 workstations.
- Comfort cooling, perimeter trunking, carpeted throughout.
- Fire exit to street side, main entry via secure car park lobby.
- Shared kitchen and WC (well-kept, low user numbers).
- Flexible use under Class E

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Terms:

Rent: £8,000+VAT per annum

Service Charge: £100+VAT pcm

Lease Terms: Flexible lease terms available by negotiation

Business Rates:

Interested parties should enquire with the local authority

EPC Rating: B (33)

Viewing:

Strictly by appointment through The Commercial Property Experts.

For further details or to arrange a viewing, please contact us today.





Why Choose The Commercial Property Experts To Sell Or Let Your Property?

- Dedicated personal agent, so you have one point of contact from start to finish
- Available 7 days a week, evenings and weekends for your convenience
- Dealing with a limited number of clients to give you a more personal service
- An expert in marketing to provide the widest exposure to potential buyers
- Trained in negotiation to extract the highest offer from buyers
- Resulting in the maximum price for the seller and a smooth transaction

Steve Bell is a seasoned professional with 25 years of experience in selling property and businesses, having started his career in 2000. Throughout his journey, Steve has handled a diverse range of deals, from small-scale ventures like a sandwich van on an industrial estate to a large national chain of stores. As Managing Director of The Commercial Property Experts, Steve is committed to raising standards in the industry.



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