



Eight high specification offices | Courtyard off Henley High Street | Quiet location | Stylish décor

# THE COURTYARD AT 50

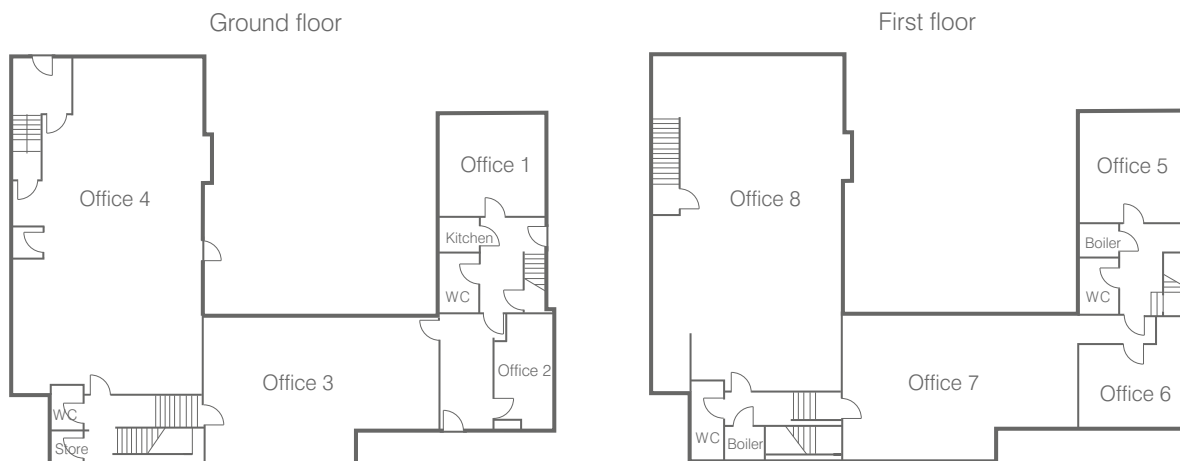
# THE COURTYARD AT 50

Doctors Lane | Henley-in-Arden | Warwickshire

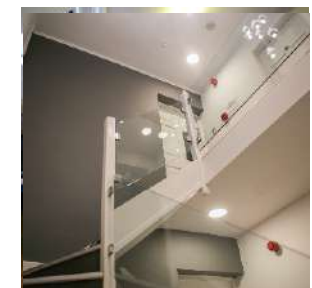
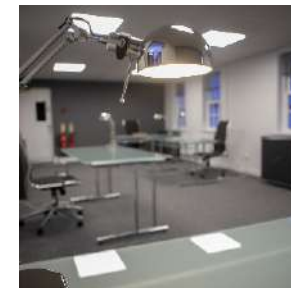
## The Property

The Courtyard at 50 is a three sided, two story development incorporating a traditional property on 4-6 Doctors Lane and the well-designed purpose built modern office building, Russell House. The unit forms the other sides of the courtyard behind our Grade II listed High Street facing property at No. 50, as well as bordering a small garden space facing the car park, accessed off the Henley High Street via Doctors Lane. The comfortable and stylish offices enjoy a quite location, yet are within a few short steps of the hustle and bustle of one of Warwickshire's most desirable market towns.

The property offers eight individual suites of varying styles, shapes and sizes entered by one of two main entrances with a modern look of glass and stainless steel, with some of the suites benefiting from additional alternative private access. There are well fitted bathrooms and staff kitchen facilities. Occupiers benefit from their own corporate branding and a subtle hanging sign in Doctors Lane identifies them to passers-by on the High Street making the premises ideal, either as a private office or a discreet client facing space.



Gross internal floor area 4000 sq ft  
Eleven individual suites 125 – 1125 sq ft





## Specification

24-hour alarmed access

Allocated on-site car parking

Ample free car parking nearby

Broadband and telecoms

CCTV

Category 2 lighting

Fire alarm

Fully furnished options

Gas central heating

Luxury washrooms

Individual branding

## Suite information

Suite	Floor	Area (sq ft/m*)	Rooms	Workstations
1	G	190/17	1	2/3
2	G	125/11	1	2
3	G	550/51	2	7/10
4	G	1000/93	3	15/20
5	1	200/19	1	3/4
6	1	195/18	1	2/3
7	1	465/43	1	6/7
8	1	1125/105	6	15/20

\*approximate

## The Town

The market town of Henley-in-Arden is one of the most vibrant spots in rural Warwickshire, making it one of the finest places to live and work in Central England. The mile long High Street, a conservation area with over one hundred and fifty listed buildings, boasts a wealth of shops, banks, traditional ale houses, award winning restaurants and trendy wine bars, as well as being home to the world famous Henley Ice Cream and the "Alternative Henley Regatta".

Henley's rich history dates back over one thousand years. During the 11th century a fortified castle was built on the hill known locally as 'The Mount' and St Nicholas Church is noted for its beautiful Norman arches. The Old Market Place has the remains of a 15th century market cross, one of the few that still exist and the site of proclamations for over five centuries.

The half-timbered Elizabethan Guild Hall with many original beams has been restored and Officers of the Court Leet (revived in 1915) administer the building and some other properties in the town. Court records date back to 1592 when the rolls of the day recorded the problem of "preventing the poor migrating to the Town," and when court officials included a pair of ale tasters. The famous Henley mile with an abundance of bars continues to attract ale tasters to this day!

There are leisure facilities and hotels nearby and the surrounding countryside offers a welcome relief from city centre commutes and starting point for walks on the Arden and Heart of England Way. The historic towns of Alcester, Kenilworth, Royal Leamington Spa, Shakespeare's Stratford upon Avon and county town of Warwick are close by, as is the popular residential borough of Solihull.



Henley High Street



Market Cross

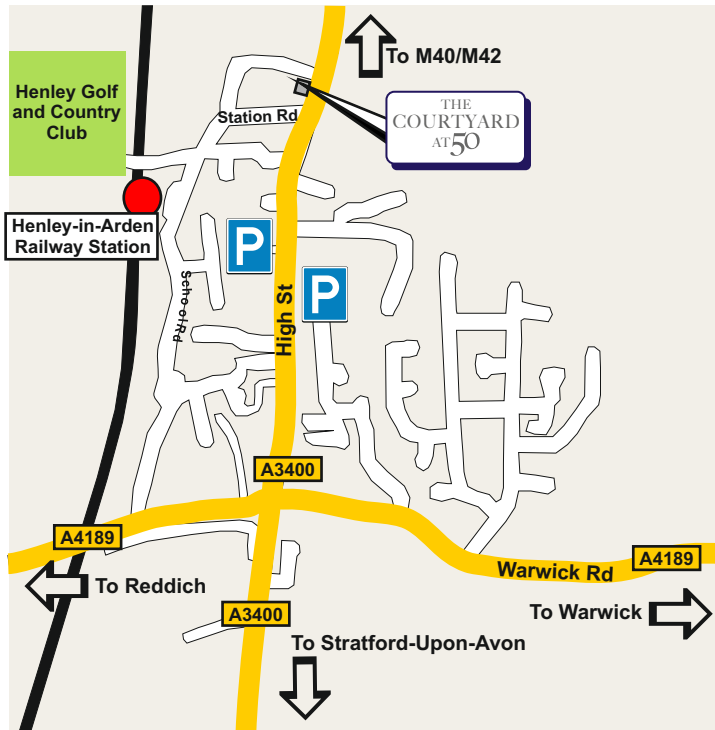


Guild Hall



St Nicholas Church

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## Getting there

Doctors Lane is off Henley High Street, which forms part of the A3400 that runs between Birmingham to the North and Stratford-upon-Avon to the South. The Midland motorway network, hub to nation wide travel, is easily accessible via the nearby M40 and M42 junctions.

Rail commuters have the convenience of Henley in Arden Station with a direct line to the cosmopolitan second city of Birmingham and delightful Stratford upon Avon. Alternative rail operators offer direct and fast links to the capital from Warwick Parkway and Birmingham International stations, both a short drive away. There are a number of local bus services to outlying towns and villages and Birmingham International Airport and NEC are within easy reach.

## Postal Address

Doctors Lane Henley-in-Arden  
Warwickshire B95 5AW

## Distance and Time from Henley-in-Arden

	Miles	Minutes
M40 Junction 16	3	5
M42 Junction 4	7	10
Birmingham City Centre	16	30
Birmingham International Airport	15	20
Birmingham International Station	14	20
Birmingham NEC	13	20
Solihull Town Centre	12	15
Stratford-upon-Avon	9	15
Warwick Parkway Station	9	15

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