

**BUSINESS PARK, OFFICE TO LET**



**THE PLOUGH & THE COMBINE STORE, NEWHOUSE FARM BUSINESS CENTRE, HENLEY-IN-ARDEN, B95 6DL**

To Rent: £38,000 - £88,000 per annum      2,127 to 4,921 sq ft (197.60 to 457.18 sq m)

## Description

---

A collection of former agricultural buildings have been thoughtfully converted and extended to create high-quality, individual office spaces set within landscaped gardens and generous on-site parking, all surrounded by the beautiful Warwickshire countryside.

The Plough and Combine Store is an impressive two-storey building, skilfully redeveloped using contemporary materials, including metal cladding, timber panelling, and timber double-glazed windows throughout. The design combines modern finishes with traditional character, while high levels of insulation ensure excellent comfort, energy efficiency, and year-round usability.

Although mostly open plan, the offices benefit from meeting rooms, private working spaces, high quality kitchen facilities and separate ladies and gents WC facilities.

## Summary

---

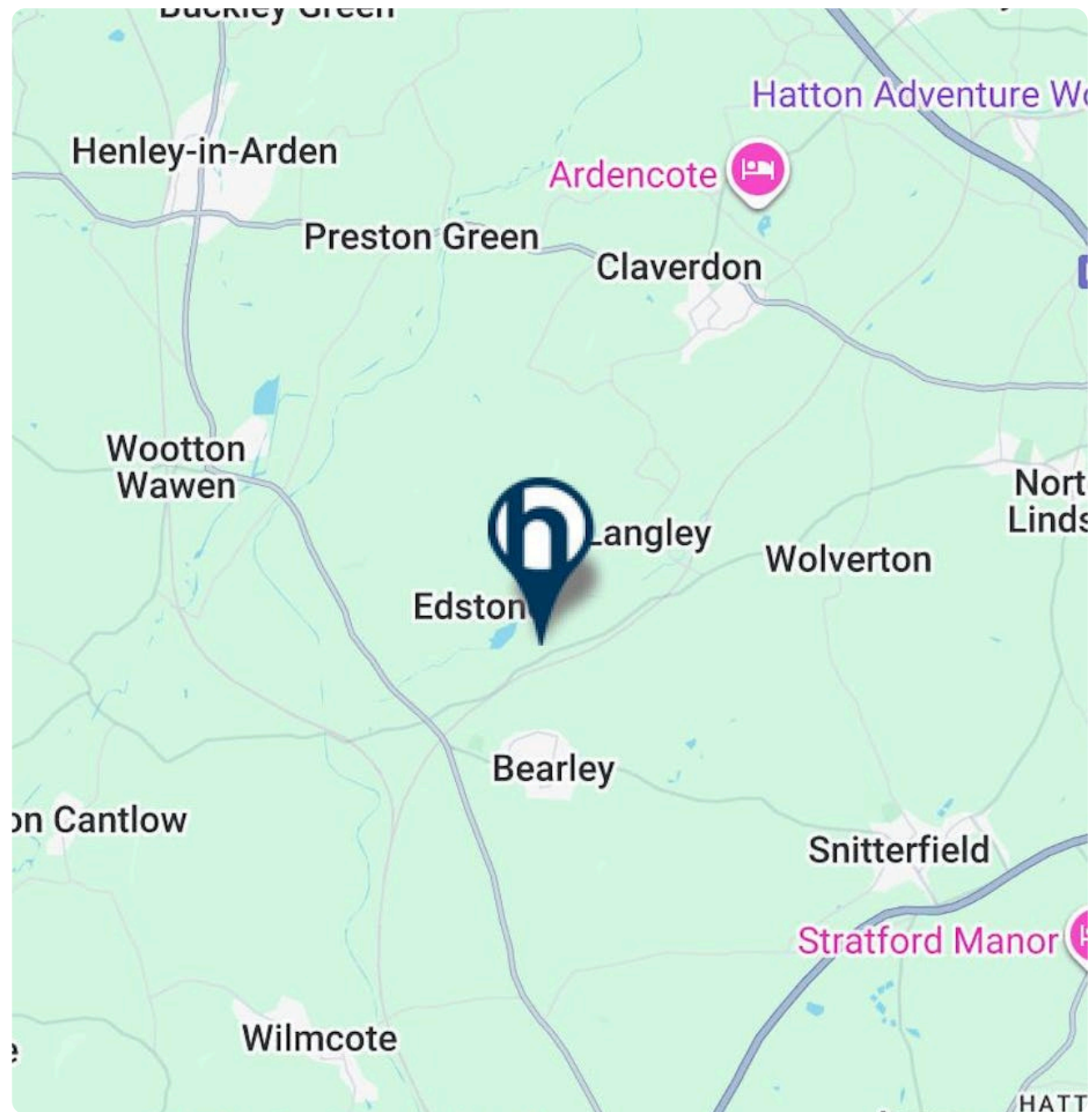
- High-quality character office accommodation
- Combination of open-plan and private office areas
- Ample onsite car parking
- Available on a new lease
- Opportunity to split the offices



## Location

---

Newhouse Farm Business Centre enjoys a peaceful, traffic-free setting conveniently positioned between Stratford-upon-Avon, Henley-in-Arden, and Warwick. The location offers excellent connectivity, with Junctions 15 and 16 of the M40 just 5 miles away. Birmingham Airport is approximately 18 miles distant, while Central Birmingham, Coventry, Redditch, and Solihull are all within a 22-mile radius.



**GALLERY**



**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

**THE PLOUGH & THE COMBINE STORE, NEWHOUSE FARM BUSINESS CENTRE, HENLEY-IN-ARDEN, B95 6DL**

To Rent: £38,000 - £88,000 per annum

2,127 to 4,921 sq ft (197.60 to 457.18 sq m)

**GALLERY**



**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

**THE PLOUGH & THE COMBINE STORE, NEWHOUSE FARM BUSINESS CENTRE, HENLEY-IN-ARDEN, B95 6DL**

To Rent: £38,000 - £88,000 per annum

2,127 to 4,921 sq ft (197.60 to 457.18 sq m)

**GALLERY**



**BROMWICH**  
**HARDY**  
024 7630 8900  
www.bromwichhardy.com

**THE PLOUGH & THE COMBINE STORE, NEWHOUSE FARM BUSINESS CENTRE, HENLEY-IN-ARDEN, B95 6DL**

To Rent: £38,000 - £88,000 per annum

2,127 to 4,921 sq ft (197.60 to 457.18 sq m)

**GALLERY**



**BROMWICH**  
**HARDY**  
024 7630 8900  
www.bromwichhardy.com

**THE PLOUGH & THE COMBINE STORE, NEWHOUSE FARM BUSINESS CENTRE, HENLEY-IN-ARDEN, B95 6DL**

To Rent: £38,000 - £88,000 per annum

2,127 to 4,921 sq ft (197.60 to 457.18 sq m)

## RENT

---

£38,000 - £88,000 per annum

## EPC

---

D (78)

## 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](mailto:rob.lord@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

