

### Brook House, Birmingham Road, Henley-In-Arden, B95 5QR



## TO LET

PROMINENTLY SITUATED, MODERN PURPOSE BUILT  
DETACHED OFFICE BUILDING IDEAL AS A  
HEADQUARTERS

- \* Net Internal Office Area 4,520 sq.ft. (419.92 sq.m.) plus Second Floor Stores, 1,087 sq.ft. (100.99 sq.ft.)
- \* Total Net Internal Floor Area, 5,607 sq.ft. (520.91 sq.m.)
- \* Built to a High Specification
- \* Prominent Main Road Frontage
- \* Two Miles from M40 Motorway
- \* Private Car Park (20 spaces) plus Additional Parking Available
- \* Mainly Open Plan First Floor, Reception, Meeting Rooms, Fully Fitted Kitchen
- \* Second Floor providing Ancillary Office and Storage Space

**£75,000 Per Annum**

## LOCATION

The property has good road communications, being approximately 1.7 miles south of Junction 16 of the M40 motorway. The M40 forms one of the main motorway links between London and Birmingham, as well as providing access to the wider Midlands motorway network, including the M42, M5 and M6. Birmingham International Airport is approximately 13 miles to the north. Henley in Arden has its own amenities, being a well-regarded town with its own railway station providing direct rail services to Birmingham Snow Hill.

Brook House enjoys a prominent position just off the A3400 Birmingham Road/Liveridge Hill. The Birmingham Road runs between Stratford upon Avon and Solihull and provides a direct link to Junction 16 of the M40 motorway. The building is situated just over one mile north of Henley in Arden.

## DESCRIPTION

A prominent two-storey office building, built to a high specification providing mainly open plan office accommodation, but also benefiting from a converted roof space which provides ancillary staff room/office/storage accommodation.

## SPECIFICATION

The property is well specified and fitted, with good quality fixtures and fittings throughout ideal as an office headquarters building.

## DISCLAIMER

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Ground Floor  
Meeting Room, Reception Room, Recently Refitted Kitchen  
Open Plan Offices with four meeting rooms/offices (partitioned)  
Male, Female and Disabled WC Facilities

First Floor  
Open Plan with five meeting rooms/offices (partitioned), WC, Shower Room and Kitchen

Second Floor  
Roof Space providing Ancillary Staff/Office and Storage Space

Carpeted floors to the main office areas, air conditioning, raised flooring and suspended ceilings. Double glazed uPVC windows throughout, LG7 lighting on ground and first floor, wall mounted radiators throughout, intruder alarm and CCTV security system. Landscaped external areas with security lights, twenty allocated parking spaces plus additional parking if required.

## ACCOMMODATION

Ground Floor - 2470 sq.ft. (229.47 sq.m.)  
First Floor - 2050 sq.ft. (190.45 sq.m.)  
Total Net Internal Floor Area - 4520 sq.ft. (419.92 sq.m.)

Second Floor

Ancillary/Office/Stores - 1087 sq.ft. (100.99 sq.m.)

Total Net Internal Floor Area - 5607 sq.ft. (520.91 sq.m.)

## LEASE TERMS

The office is available to let on a new Full Repairing and Insuring Lease for a term of ten years. Shorter terms and/or break clauses may be considered, subject to a minimum term of five years.

## SERVICES

All mains services are available and there is a gas central heating system.

## RATEABLE VALUE

The current rateable value is £56,000.

## EPC

The current EPC rating is C (51). A full copy of the EPC is available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rents are quoted exclusive of VAT, which will be payable in addition.

## VIEWING

Strictly by appointment with the Sole Letting Agents:

Peter Clarke & Co  
01789 415444



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**Indicative Layout Plan – For Identification only. Not to Scale. Accuracy not guaranteed.**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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