



**Stanley House,
49A High Street, Henley-In-Arden, Warwickshire, B95 5AA
£20,000 Per Annum**

Situated just off the popular and picturesque Henley-in-Arden High Street, this purpose-built detached office building has been fully refurbished and refitted in recent years.

The accommodation is arranged over two floors, with the ground floor being well laid out to allow those requiring their own separate space to be able to "close the door" on general office activity. To the first floor, the board/seminar room is over 26ft long with a display screen and just across the landing, there is a modern fitted kitchen as well as three further separate offices. The heating is via a gas-fired boiler and there are ample power points on both floors, together with a CAT5 cable system. In addition, it benefits from off-road parking for five cars and includes a 7kW electric car charging point.

The former market town of Henley-in-Arden is well placed for easy access to major road and rail networks, with the M40 (J16) and M42 (J3A) motorways located just 3.5 miles and 5.5 miles respectively, and the railway station offering regular trains to Birmingham City Centre and Stratford-upon-Avon. In addition, the NEC and Birmingham Airport are within a half an hour's drive.

From the High Street, the property is approached via a good tarmacadam driveway, which, in turn, leads to the parking area. From the car park, a part glazed door gives access into:

GROUND FLOOR

Entrance Hall
L-shaped; with door into:

Hallway
With door leading to the enclosed garden area and staircase rising to the first floor.

Office One
13'5" x 8'10" (4.10m x 2.70m)
Strip lights to the ceiling, windows to the side and rear, and radiator.

Office Two
13'5" x 10'5" (4.10m x 3.20m)
Strip lights to the ceiling, window to the side, wall mounted panel with ample power points, and radiator.

Office Three
20'11" x 9'6" (6.40m x 2.90m)
Strip lights to the ceiling, windows to the rear, and radiator.

Kitchen Area
5'6" x 3'7" (1.70m x 1.10m)
A run of laminate roll edged work surface with inset single circular stainless steel bowl and mixer tap over.

Ladies WC
6'2" x 4'11" (1.90m x 1.50m)
Low level WC, pedestal wash hand basin with mixer tap over, tiling to splashbacks, electric downdraft hand dryer, and radiator.

Gents WC
6'2" x 5'6" (1.90m x 1.70m)
Low level WC, pedestal wash hand basin with mixer

tap over, tiling to splashbacks, electric downdraft hand dryer, and radiator.

Office Four
19'8" x 13'1" (max)/9'10" (min) (6.00m x 4.00m (max)/3.00m (min))
L-shaped; strip lights to the ceiling, windows to the front and rear, and radiator.

FIRST FLOOR

Landing
19'0" x 3'3" (5.80m x 1.00m)
With door into:

Board/Seminar Room
26'2" x 19'8" (8.00m x 6.00m)
Windows to the front and rear, and radiators. Door into:

Boiler Room
Housing the "Ideal Mexico" gas-fired central heating and hot water boiler with separate "Honeywell" 7-day programmer time clock.

Kitchen
11'1" x 7'10" (3.40m x 2.40m)
Strip lights to the ceiling, window to the front, fitted kitchen with a range of wall and base units with laminate roll edged work surface over, inset single drainer stainless steel sink with swing mixer tap over, décor panel to the fridge, two "Lamona" dishwashers, and radiator.

Office Five
12'1" x 7'10" (3.70m x 2.40m)
Strip lights to the ceiling, window to the rear, and radiator.

Office Six
13'1" x 9'6" (4.00m x 2.90m)
Strip lights to the ceiling, window to the rear, and radiator.

Office Seven
9'10" x 9'10" (3.00m x 3.00m)
Strip lights to the ceiling, window to the front, and radiator.

WC
6'6" x 3'11" (2.00m x 1.20m)
Low level WC, pedestal wash hand basin with mixer tap over, extractor fan, and electric downdraft hand dryer.

Parking
There is allocated parking for five cars with one electric 7kW charge point, which can be used by either the first or second parking bays.

Outside
Between this office building and another, there is a paved garden area that can be used for general recreational or as an ideal outdoor lunching spot on warm summer days.

General Information
Availability:
These premises are available immediately (subject to references).

Broadband:
Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit:
<https://checker.ofcom.org.uk/>.

Business Rates:
The rateable value is £24,750. The rates payable for 2023/24 was est. £12,350.

Costs:
The prospective tenant is to bear the landlord's reasonable legal costs (TBC) and agent's letting fees,

being 10% of the first year's rent (plus VAT).

Deposit:
A rental deposit may be requested.

EPC:
The EPC rating on this property is 'Band C' (69).

Fixtures & Furnishings:
All blinds/curtains and carpets/floor coverings will be included and if interested, the incoming tenant can also acquire the chairs, desks and freestanding units, subject to valuation and separate negotiation

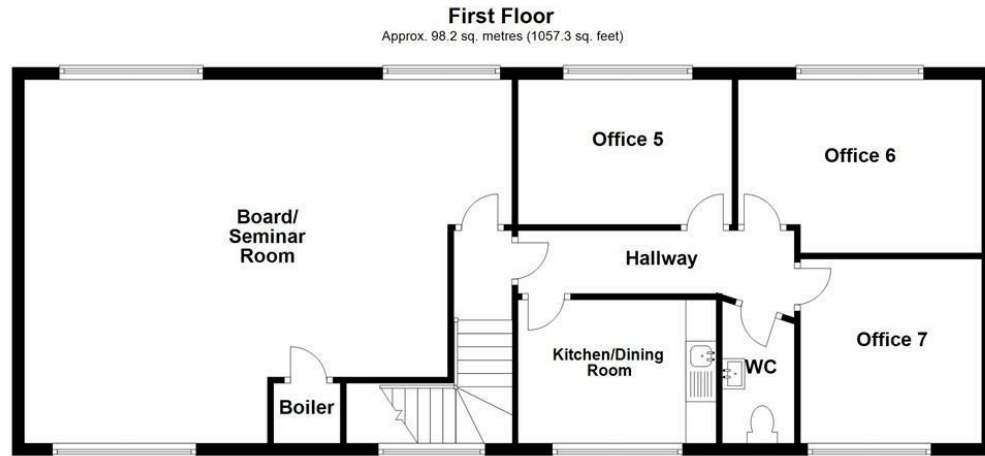
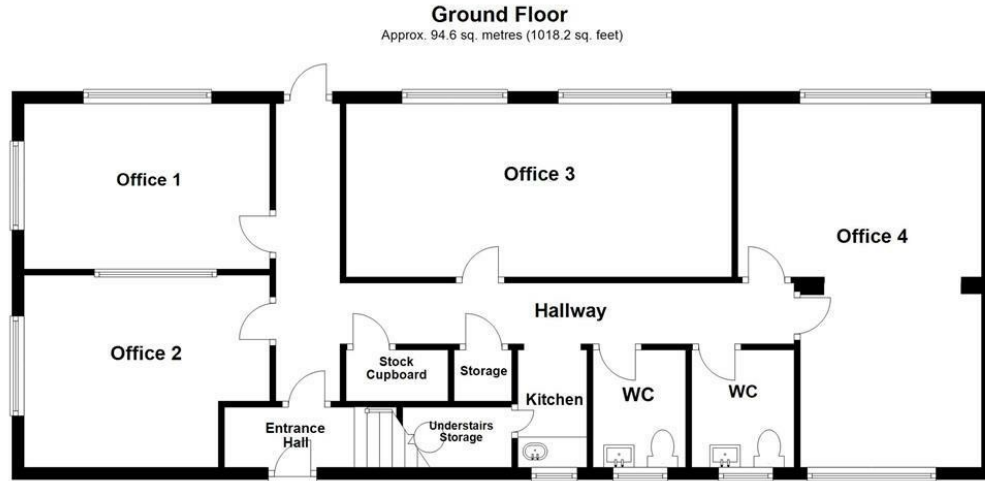
Rent:
To be paid quarterly, in advance.

Services:
All mains services are connected to the property. The heating is via a gas-fired central heating and hot water boiler with separate 7-day programmer time clock.

Tenure:
The landlords are offering a lease of 5 years on FR&I terms.

Viewing:
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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Total area: approx. 192.8 sq. metres (2075.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Under 0 **A+**

Net zero CO2

