



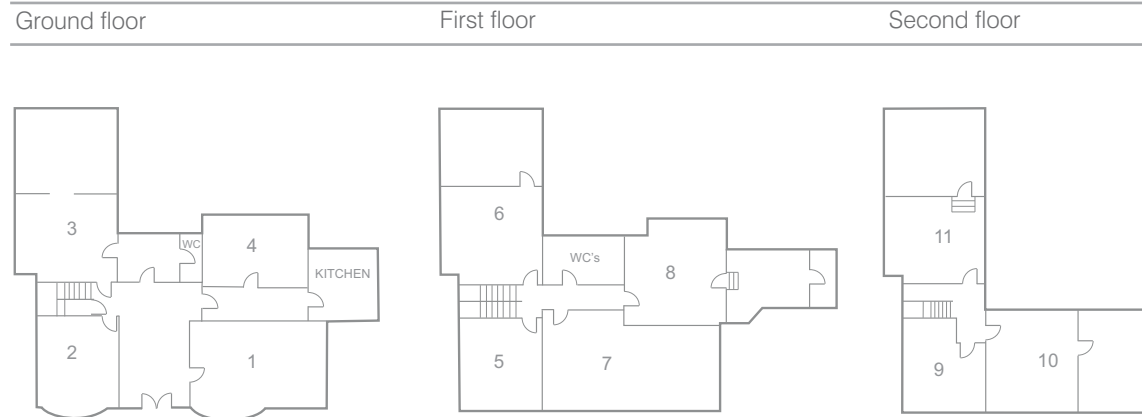
Eleven individual office suites | High quality | Period property | Prestigious address | Stylish décor

50
HIGH ST

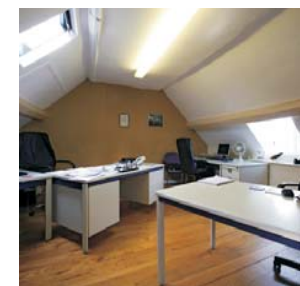
The Property

50 High Street is a double fronted, landmark building, situated on the High Street, in the heart of the picturesque market town of Henley-in-Arden. The Georgian property has been renovated to blend contemporary decor and modern influences (like glass and steel signage) with the building's attractive period features, that include fireplaces, decorative plaster and original oak staircase. The eleven suites share a smart reception, kitchen, luxury washrooms and landscaped courtyard.

The historic, relaxed and friendly nature of the Town is reflected in the listed building's versatile space, offering traditional architectural values with a modern twist. The building with its prestigious address provides a stimulating working environment, be it for an image conscious start up business, with flexibility for expansion, or for a national company's regional centre. There is plenty of visitor parking along the delightful lime tree lined High Street and additional long stay car parks nearby.



Gross internal floor area 3750 sq ft
 Eleven individual suites 120 – 610 sq ft





Specification

24-hour alarmed access and CCTV
Allocated private car parking
Broadband and telephone connections
Category 2 lighting
Chilled drinking water dispenser
Fire alarm
Individual branding
Kitchen with dishwasher and fridge
Landscaped secure courtyard
Luxury Male, Female and Visitor washrooms
Telephone door entry

Suite information

Suite	Floor	Area (sq ft/m*)	Rooms	Workstations	
1	G	200	19	1	2/3
2	G	215	20	1	3
3	G	550	51	2	7/8
4	G	120	11	1	1/2
5	1	220	20	1	3/4
6	1	415	39	2	6/7
7	1	395	37	1	6/7
8	1	235	22	2	3/4
9	2	195	18	1	2/3
10	2	440	41	2	6/7
11	2	465	43	2	6/7

*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 the 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

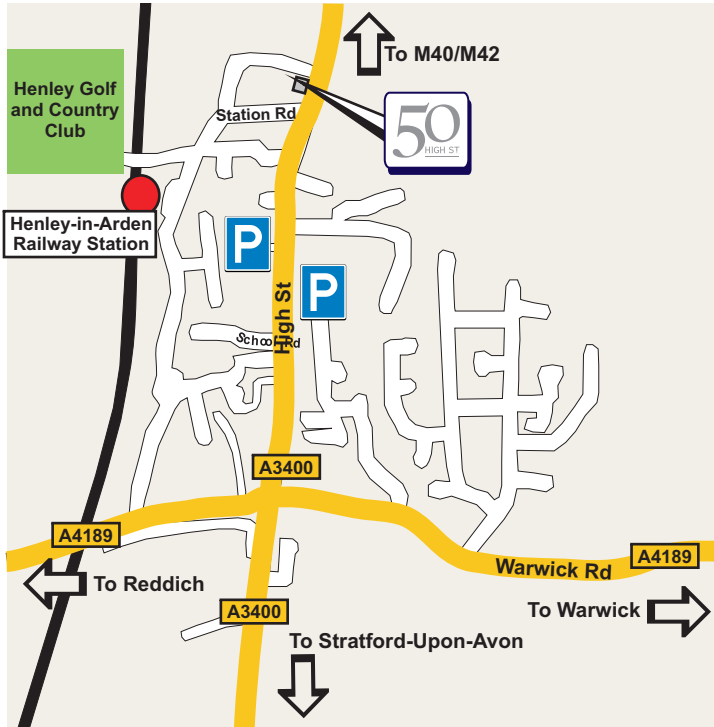


Guild Hall



St Nicholas Church

50 HIGH ST



Getting there

Henley High Street forms part of the A3400, which 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, just minutes away.

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

50 High St
Henley-in-Arden
Warwickshire
B95 5AN

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

Web Site

www.50highst.co.uk