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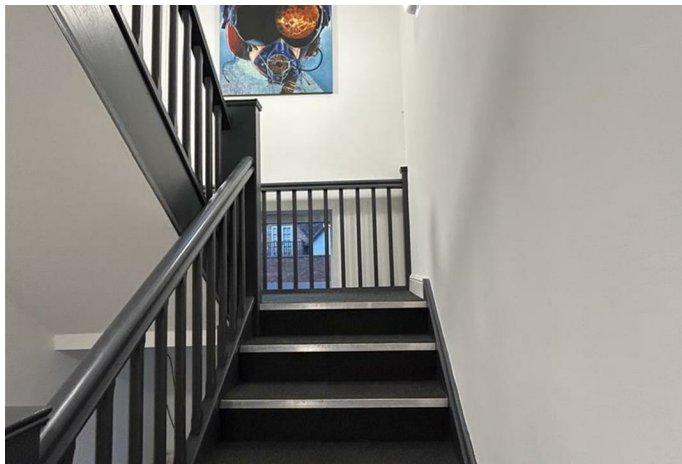
**Unit 2 at Henley Court Off High Street
Henley-In-Arden, Warwickshire B95 5BA
£25,000 Per Annum Totaling 1813 sq.ft**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated just a short walk from the popular and picturesque Henley-in-Arden High Street, this purpose-built, recently refurbished, luxurious office space is being offered for let as a whole (i.e over two floors) or each floor separately.

Accessed from a cut through walkway to the High Street, the communal hallway gives access to the ground floor office area with a newly fitted staff kitchen with integrated fridge and dishwasher as well as separate ladies and gents WCs. The internal stairway gives good access to the first floor with another open plan office area as well as two separate office spaces and a newly fitted kitchen with integrated dishwasher and fridge. To the rear, there are four allocated parking spaces with an electric charging point and beyond there is a free public carpark in front of the doctors' surgery. The heating is via a brand new gas-fired boiler and there are many power points on both floors as well as Cat 6 cabling, it also benefits from LED lighting to standard BS EN 12464-1:2021. In addition, Henley-in-Arden benefits from Ultrafast Broadband.

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. The Warwick Parkway railway station on the London Marylbone line is some 5 miles to the East with excellent car parking. In addition, the NEC and Birmingham Airport are within a half an hour's drive.



Accessed via the High Street and Prince Harry Road, the communal front door opens into:

Estimated Ground Floor Area

841 sq.ft

Area One

22'10" max x 23'4" max (6.96m max x 7.12m max)

Area Two

21'3" max x 17'6" max (6.5m max x 5.35m max)

Estimated Frist floor Area

972 sq.ft

Office One

10'9" x. 10'5" (3.3m x. 3.2m)

Office Two

10'9" x 10'5" (3.3m x 3.2m)

Area Three

11'5" max x 21'7" (3.5m max x 6.6m)

Area Four

21'3" max x 17'4" max (6.5m max x 5.3m max)

General Information

Rent: The landlord's have allocated for the property to be VAT registered and therefore VAT at the standard rate will be added to the rental figure.

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 73 Mbps and highest available upload speed 17 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Business Rates:

The rateable value is £22,750. The rates payable for 2023/24 was £11,352 if qualifying for Small Business Rate Relief,

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 currently 'Band C'. A new 'Worcester' gas-fired boiler has just been installed.

Fixtures & Furnishings:

Carpets and blinds will remain in the ownership of the landlords.

Rent:

Price on application

Service Charge and Insurance Rent applicable

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(13-20) F		
(1-12) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

