



**EARLES**  
TRUSTED SINCE 1935



## Suite 4, Welch House, 90-92 High Street, Henley-in-Arden, Warwickshire, B95 5BY

An opportunity to rent first and second floor office space (totalling 296 square feet) situated on the popular and picturesque Henley-in-Arden High Street with one parking space.

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.



**£8,000 Per Annum**

## Approach

Access is via the door to the left-hand side of Henley Bakery with a stairway leading to a large split-level landing and doors off to four separate office suites and separate 'ladies & gents' WCs.

Suite 4 is located to the front left-hand side of the property and there are two office space totalling 296 square feet. There is one Car Parking space included.

## Office One (First Floor)

18'9" x 10'4" (5.74m x 3.16m)

## Office Two (Second Floor)

11'5" x 10'4" (3.50m x 3.16m)

## 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 1,800 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

### Business Rates:

The new rateable value is £4,700 (from 1st April 2026).

### Deposit:

A rental deposit may be requested.

### EPC:

The EPC rating on this property is 'Band E' (115).

### Rent:

To be paid in monthly or quarterly instalments.

### Services:

All mains services are connected to the building

### Service Charge (including Water):

Totalling £500 per annum. To cover buildings repair and maintenance, buildings insurance, and cleaning and upkeep of communal areas.

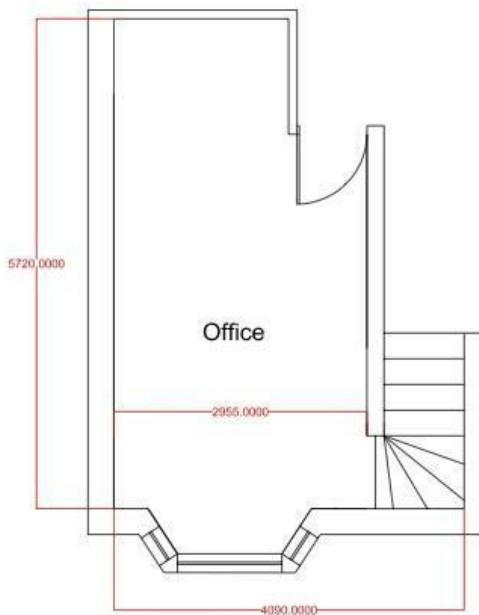
### Tenure:

The landlords are offering a lease of between 3 and 5 years.

### Viewing:

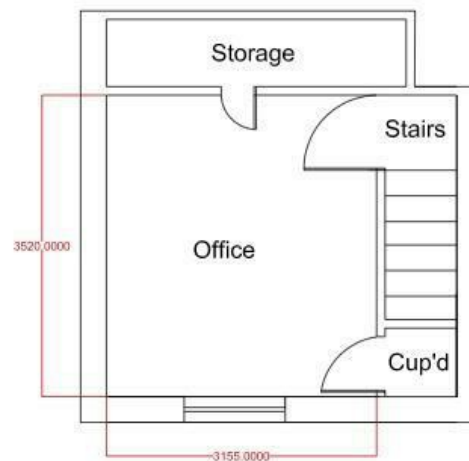
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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First Floor

SCALE 1:50



Second Floor