

EARLES
TRUSTED SINCE 1935

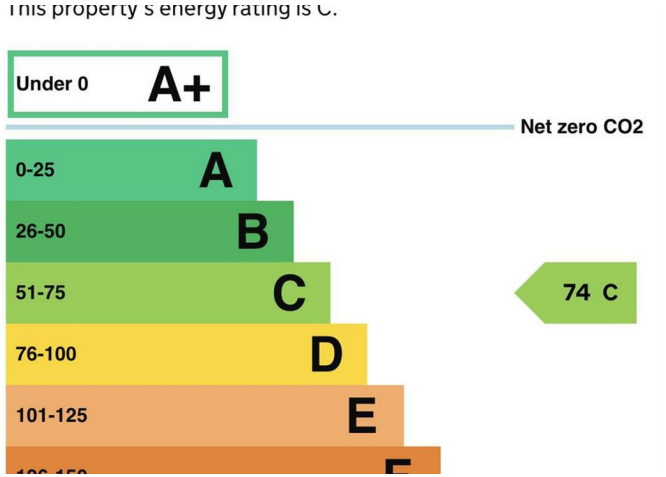
Unit 2 (GROUND FLOOR) at Henley Court,
Off High Street, Henley-In-Arden, Warwickshire, B95 5BA

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 ground floor office space has been recently refurbished.

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. To the rear, there is allocated parking 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 as well as Cat 6 cabling. It also benefits from LED lighting to standard BS EN 12464-1:2021.

The former market town of Henley-in-Arden is 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 Marlybone 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 square feet.

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

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

General Information
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 current (2026/27) rateable value is £27,250 (whole of Unit 2).

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 landlord.

Rent:
The landlord has elected for the property to be VAT registered and therefore, VAT at the standard rate will be added to the rental figure.

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 landlord is offering a lease of 5 years on FR&I terms.

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

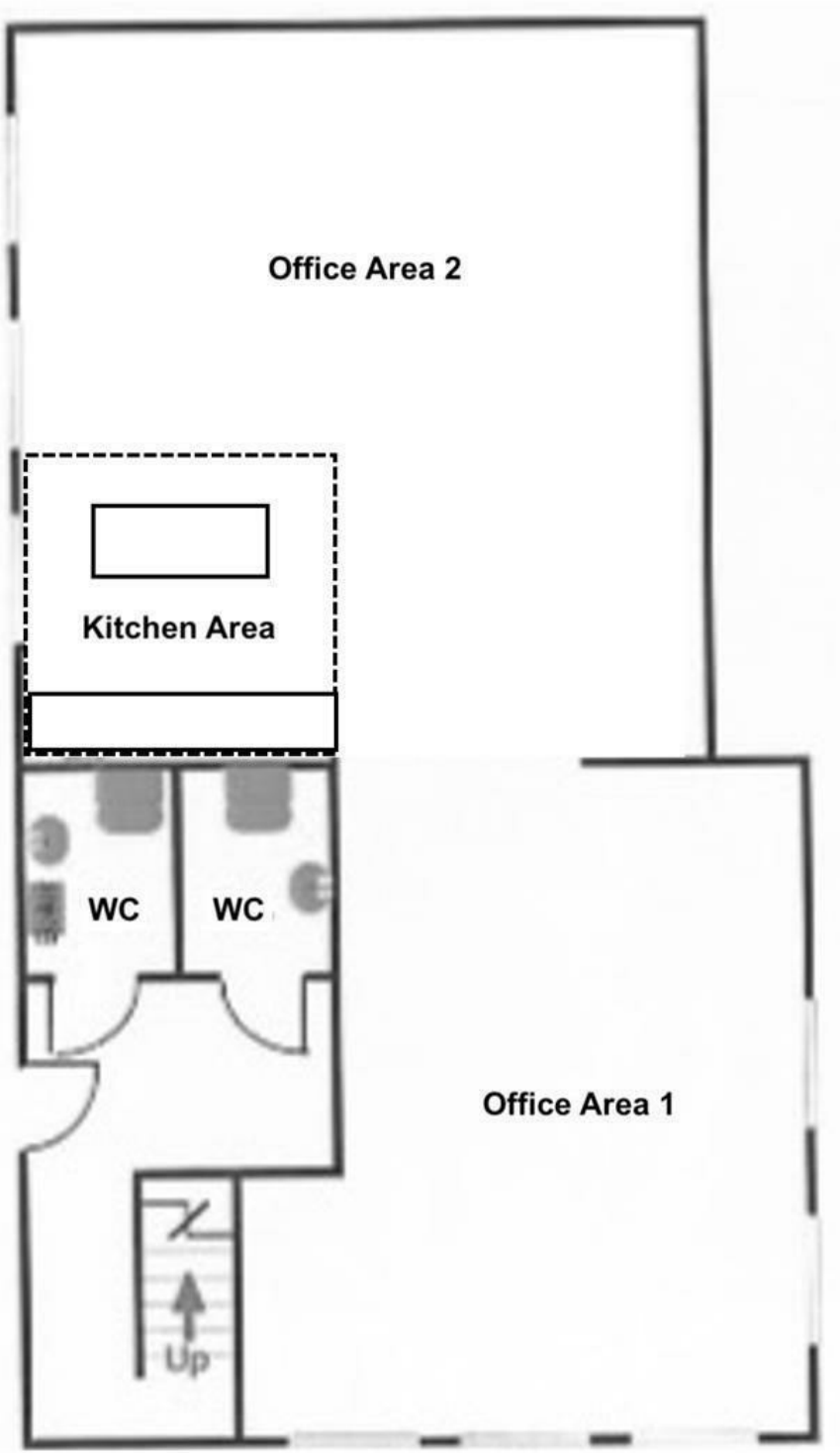
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HENLEY COURT


Office Area 2
Kitchen Area
WC
WC
Office Area 1
Up



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