

AVISON YOUNG

17 High Street, Henley-in-Arden, B95 5AA

Office To Let | Rent on application | 1,000 to 2,488 sq ft

Attractive office accommodation fronting the High Street within Henley in Arden town centre.





Key Points

- Prominent town centre location with easy access to a range of local amenities
- 3 miles from J16 of the M40 and 6 miles from J4 of the M42
- Direct local rail services from Henley in Arden to Birmingham Snow Hill
- Comfort cooling and raised access floors
- Ground floor suites can be combined to offer 4,582 sq ft
- Secure basement car parking (1:569 sq ft)

Description

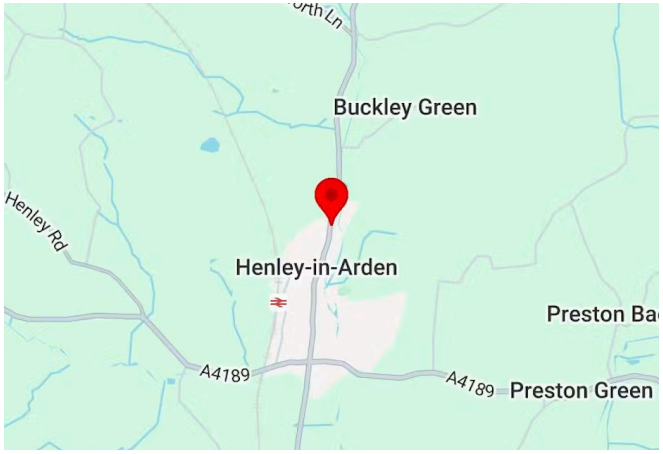
Forward House is an attractive, well specified office building with on site car parking.

Location

Conveniently located fronting the High Street in Henley in Arden town centre, 3 miles from J16 of the M40 and 6 miles from J4 of the M42.

AVISON YOUNG

17 High Street, Henley-in-Arden, B95 5AA



Summary

- Rent: Rent on application
- Business rates: £7.08 per sq ft
- Service charge: £9.50 per sq ft
- VAT: Applicable
- EPC: B (32)
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings



Andrew Venables
0121 609 8427 | 07721 483 159
andrew.venables@avisonyoung.com



Oscar Anderson
0121 203 0197 | 07831 991217
oscar.anderson@avisonyoung.com

Accommodation

Name	sq ft	sq m	Availability
Ground - Suite 3	1,511	140.38	Let
Ground - Suite 2	2,873	266.91	Let
2nd - Suite 2	2,488	231.14	Available
Total	**6,872**	**638.43**	

Specifications

Raised access floors
Suspended ceilings with recessed lighting
Secure on site car parking
Lift access
External amenity space with attractive views

Amenities & Specifications

Build Status: Refurbished
Fitout Concept: CAT A
Parking ratio: 1:350 sq ft
Number of Passenger lifts: 1

Availability

Available Q1 2025

AVISON YOUNG

SUBJECT TO CONTRACT. Avison Young UK copyright. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.















