

For Lease

Office



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Brook House

Birmingham Road, Henley-In-Arden B95 5QR

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📦 5,607 Sq Ft
💷 £75,000 Per Annum

Key Features

- ▶ Mainly Open Plan First Floor, Reception, Meeting Rooms, Fully Fitted Kitchen
- ▶ Second Floor providing Ancillary Office and Storage Space
- ▶ Built to a High Specification
- ▶ Prominent Main Road Frontage
- ▶ Two Miles from M40 Motorway
- ▶ Private Car Park (20 spaces) plus Additional Parking available

Brook House, Birmingham Road, Henley in Arden

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Brook House, Birmingham Road, Henley-In-Arden,
B95 5QR



Location

The property has good road communications, being approximately 1.7 miles south of Junction 16 of the M40 motorway. The M40 forms one of the main motorway links between London and Birmingham, as well as providing access to the wider Midlands motorway network, including the M42, M5 and M6. Birmingham International Airport is approximately 13 miles to the north. Henley in Arden has its own amenities, being a well-regarded town with its own railway station providing direct rail services to Birmingham Snow Hill.

Description

A prominent two-storey office building, built to a high specification providing mainly open plan office accommodation, but also benefiting from a converted roof space which provides ancillary staff room/office/storage accommodation. The property is well specified and fitted, with good quality fixtures and fittings throughout ideal as an office headquarters building.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	2,470	229.46
First Floor	2,050	190.44
Ancillary / Office / Stores	1,087	100.98
Total	5,607	520.89

Business Rates

Rateable Value: £56,000

EPC

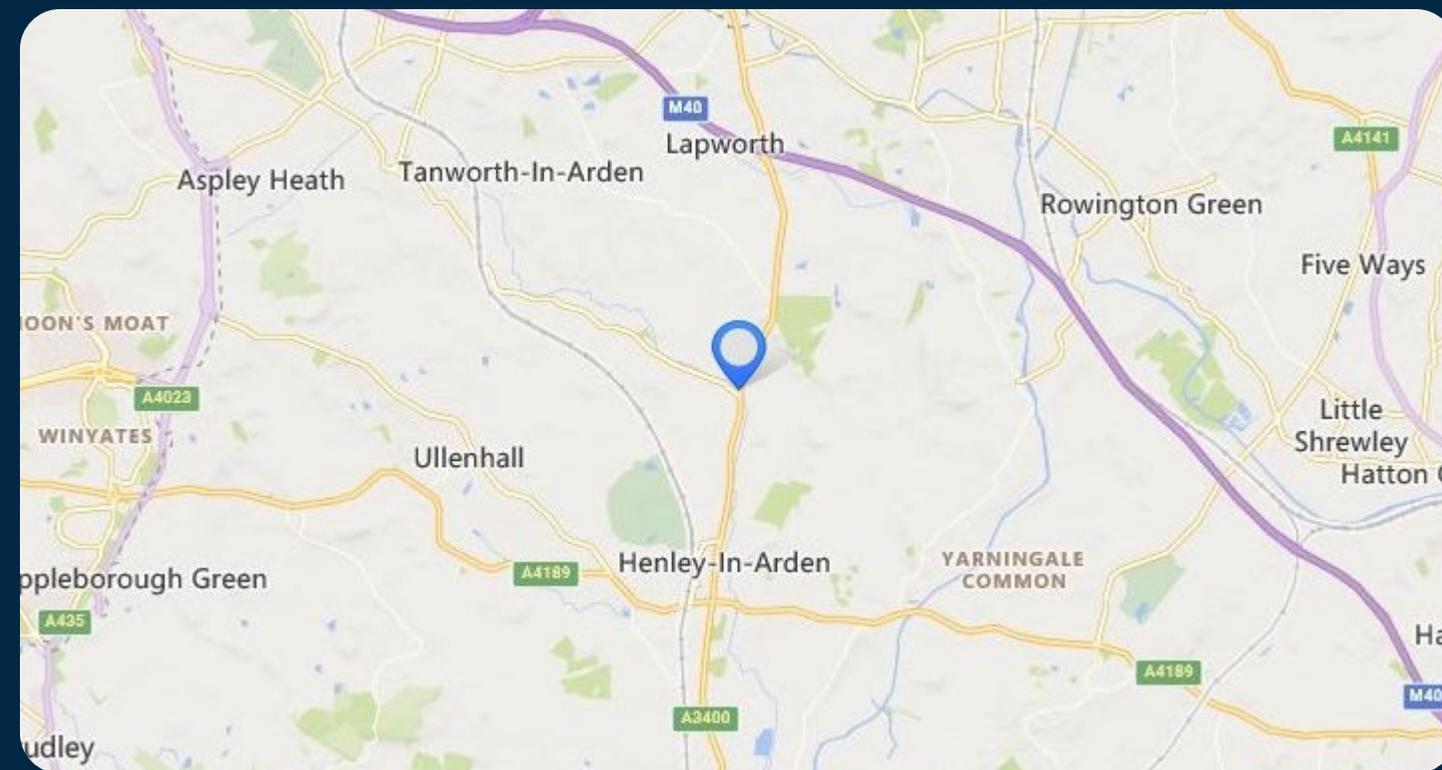
The current EPC rating is C (51). A full copy of the EPC is available upon request

VAT

This property is registered for VAT.

**Brook House, Birmingham Road, Henley-In-Arden,
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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

All mains services are available and there is a gas central heating system.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy or our joint agent Peter Clarke & Co: 01789 415 444.



Mark Booth

Contact us with any queries about the property or to book a viewing

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07497 150 632
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Tom Bromwich

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