



Office To Let

## Forward House

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

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

1,663 to 6,981 sq ft (154.50 to 648.56 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	1,663 to 6,981 sq ft / 154.50 to 648.56 sq m
Rent	£21 per sq ft
Rates Payable	£6.85 per sq ft
Service Charge	£9.50 per sq ft
EPC	B (32)

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite 1	1,663	154.50	Available
Ground - Suite 2	2,919	271.18	Available
2nd - Suite 3	2,399	222.87	Available
<b>Total</b>	<b>6,981</b>	<b>648.55</b>	

## Specification

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



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