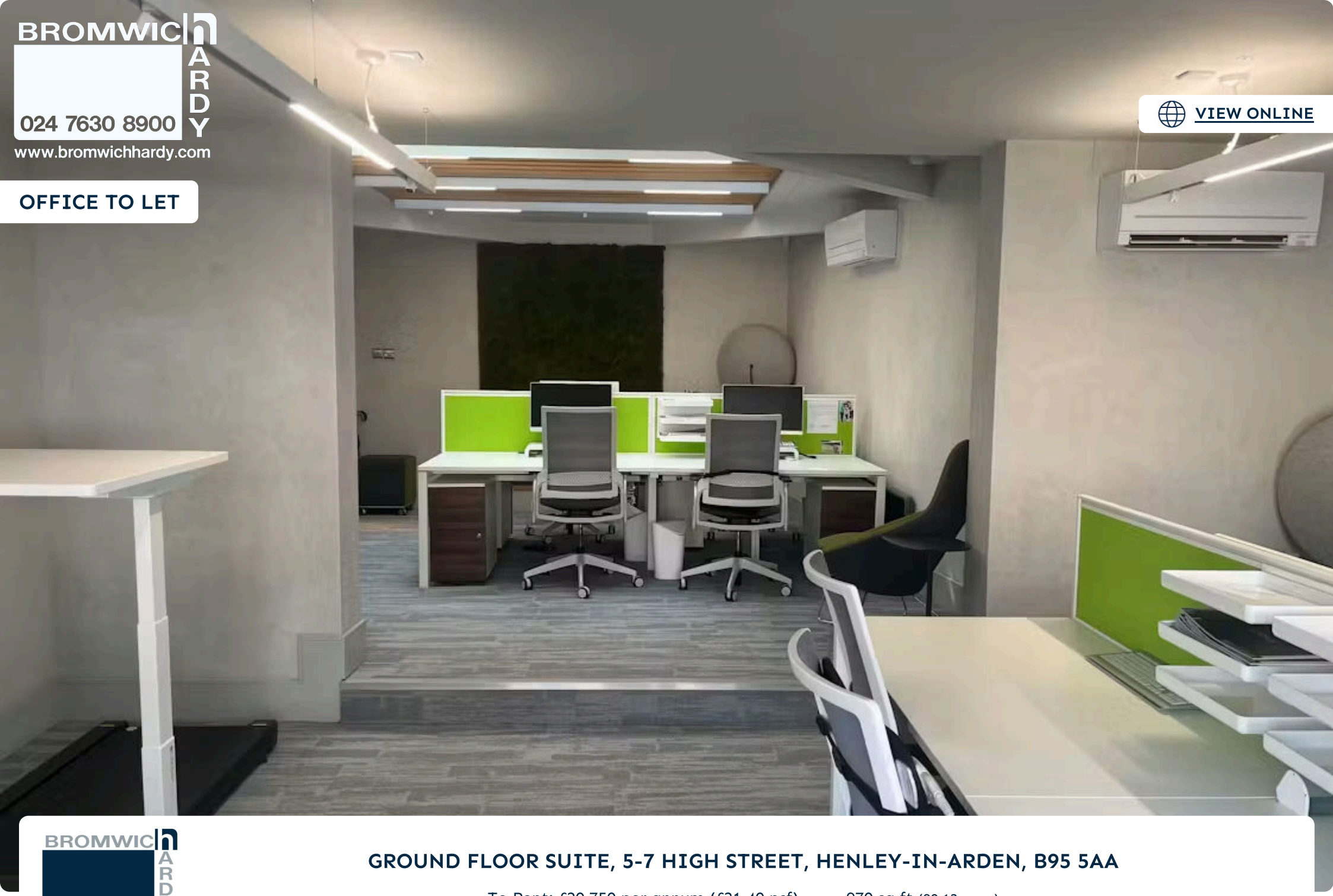
BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

VIEW ONLINE

OFFICE TO LET



BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

GROUND FLOOR SUITE, 5-7 HIGH STREET, HENLEY-IN-ARDEN, B95 5AA

To Rent: £20,750 per annum (£21.40 psf) 970 sq ft (90.12 sq m)

Description

The property comprises a mid-terrace building that has been comprehensively refurbished. The building is arranged over two storeys to the original front section, with a three-storey rear extension. Internally, it provides a series of office suites centred around a ground floor reception and stairwell.

The ground floor office suite is available from Q1 2027 and has been refurbished to a high standard throughout. Floors are predominantly carpeted, with concrete rendered walls and painted ceilings, UPVC double-glazed windows, modern/automated lighting, air conditioning and CCTV/ video entry system.



Summary

- Prominent town centre location in the heart of the sought after town of Henley-in-Arden
- 5-7 Car Parking Spaces to the rear (demised for the ground floor suite)
- Available as vacant suite or fully furnished (subject to negotiation)
- Opportunity for either a lease assignment (with an expiry 28.09.27 at £20,750) or a new lease (on terms to be agreed)
- High quality office accommodation with two meeting rooms, open-plan office suite and breakout areas
- Available from Q1 2027
- Virtual Tour link on the top righthand side of the front page



BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

GROUND FLOOR SUITE, 5-7 HIGH STREET, HENLEY-IN-ARDEN, B95 5AA

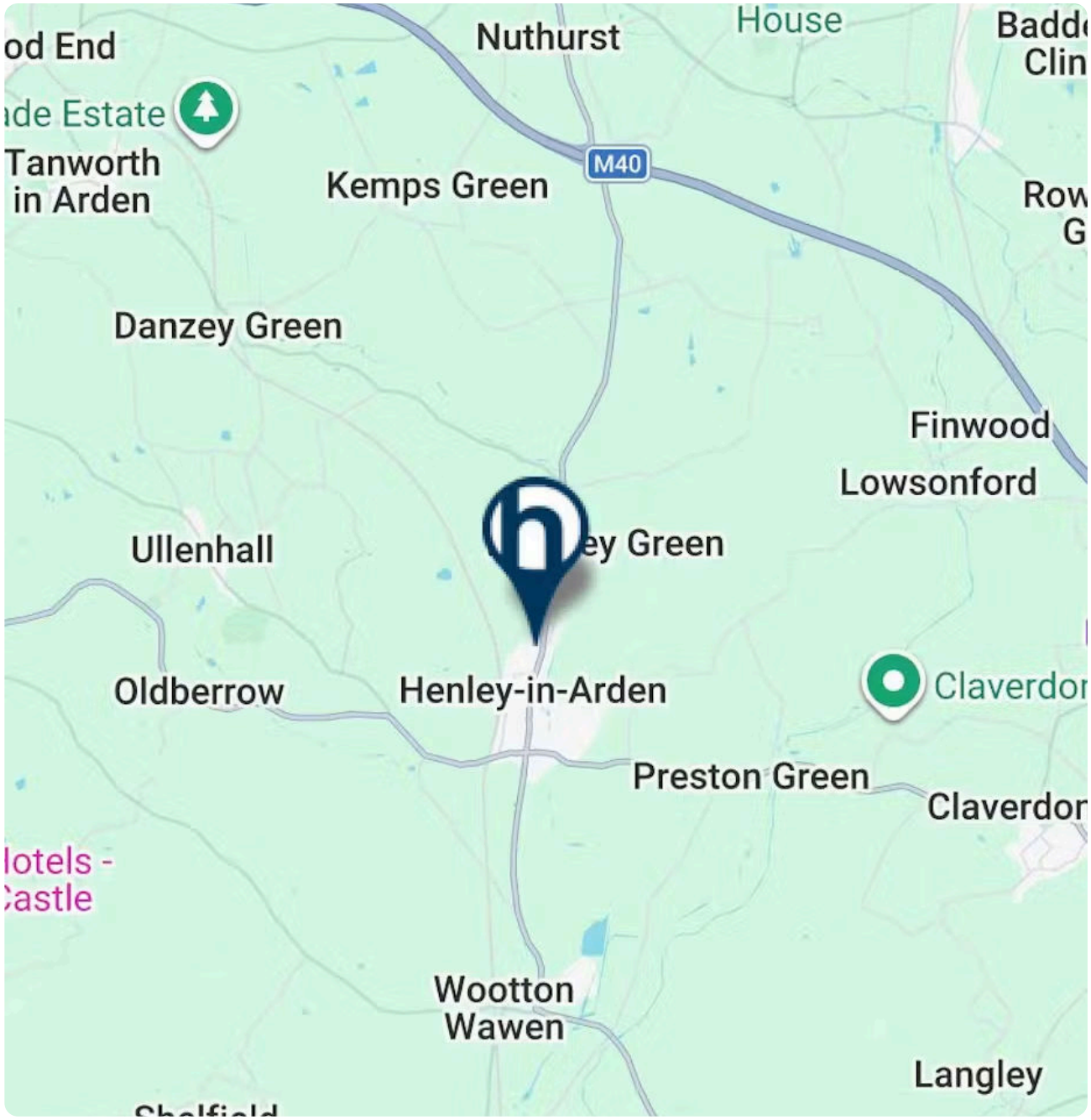
To Rent: £20,750 per annum (£21.40 psf) 970 sq ft (90.12 sq m)

Location

The property occupies a prominent position on the eastern side of High Street (A3400), towards the northern edge of the affluent market town of Henley-in-Arden. Situated close to the junction with Millfield Court, the property benefits from access to a rear car park and servicing area.

Henley-in-Arden is an attractive and historic Warwickshire town located approximately 9 miles west of Warwick, 9 miles north of Stratford-upon-Avon, 15 miles south-east of Birmingham and 19 miles south-west of Coventry. The town enjoys excellent road communications via the A3400, with convenient access to the M40 motorway at Junction 16. Henley-in-Arden railway station provides regular services between Stratford-upon-Avon and Birmingham.

The immediate vicinity comprises a diverse mix of commercial and residential occupiers, including professional offices, independent retailers, restaurants, cafés and public houses, contributing to the town's vibrant and established business environment.



BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

GROUND FLOOR SUITE, 5-7 HIGH STREET, HENLEY-IN-ARDEN, B95 5AA

To Rent: £20,750 per annum (£21.40 psf) 970 sq ft (90.12 sq m)

GALLERY







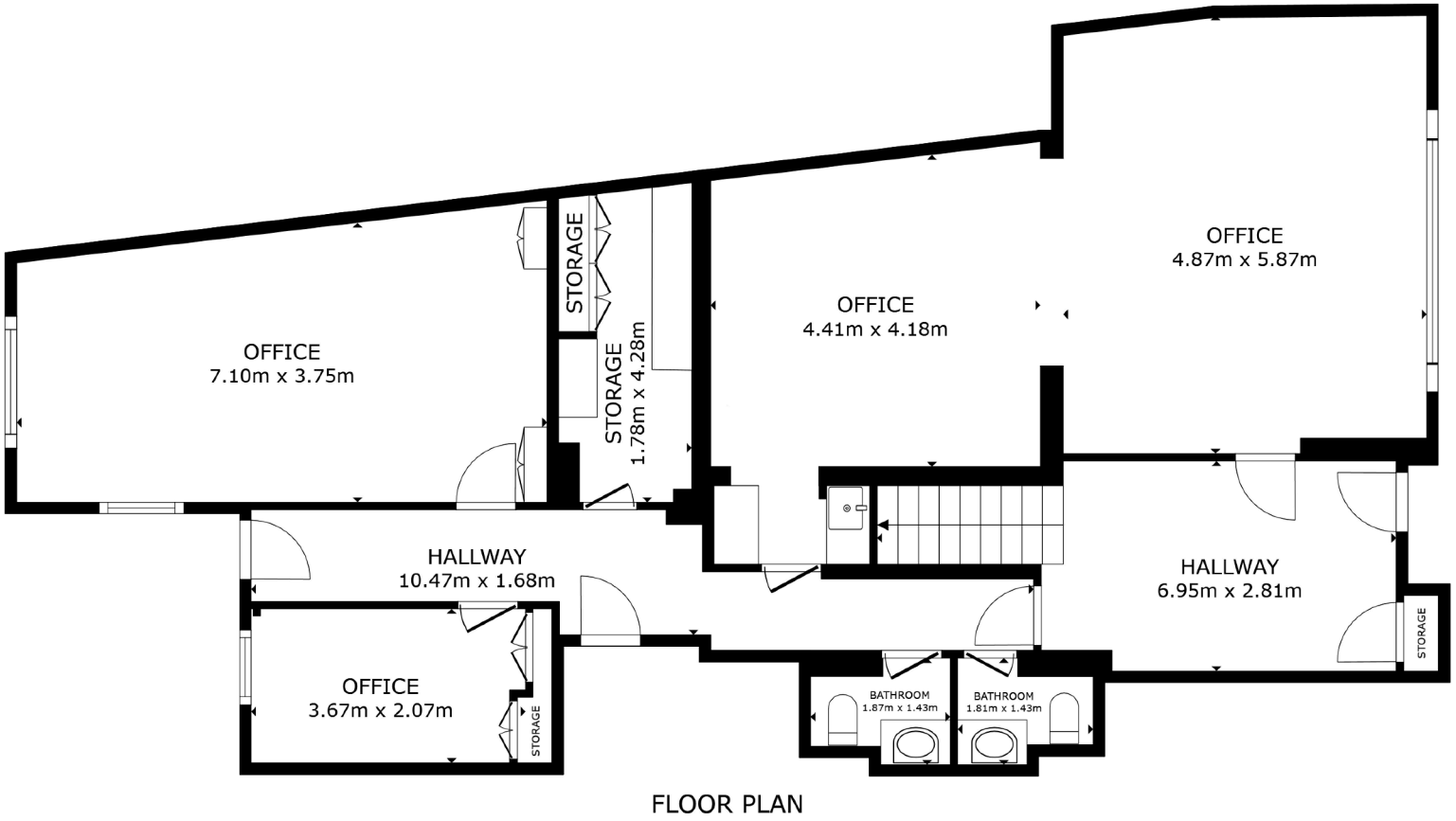


BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

GROUND FLOOR SUITE, 5-7 HIGH STREET, HENLEY-IN-ARDEN, B95 5AA

To Rent: £20,750 per annum (£21.40 psf) 970 sq ft (90.12 sq m)

5-7 HIGH STREET GROUND FLOOR PLAN.PDF



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 130.7 m²
TOTAL : 130.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®

BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

GROUND FLOOR SUITE, 5-7 HIGH STREET, HENLEY-IN-ARDEN, B95 5AA

To Rent: £20,750 per annum (£21.40 psf) 970 sq ft (90.12 sq m)

RENT

£20,750 per annum
(£21.40 psf)

EPC

C (73)

VAT

Applicable

BUSINESS RATES

Rateable Value: £16,750

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Q1 2027 or by negotiation

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



Rob Lord
07385 663 147
rob.lord@bromwichhardy.com



Harvey Wells
07990 050091
harvey.wells@bromwichhardy.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 09/09/2026

BROMWICH HARDY

024 7630 8900

www.bromwichhardy.com

Award winning commercial property advice from the team you can trust

- Commercial Agency Advice
- Sales
- Lettings
- Development Advisory
- Complete Property Management Services
- Professional Services
- Lease Renewals
- Rent Reviews
- Valuation Advice

Read our latest Barometer



BROMWICH HARDY
024 7630 8900
www.bromwichhardy.com

1 The Cobalt Centre,
Siskin Parkway East,
Middlemarch Business Park,
Coventry
CV3 4PE

RICS
the mark of property professionalism worldwide