

# High Street

## Henley-in-Arden, B95 5AA



**SHELDON  
BOSLEY  
KNIGHT**

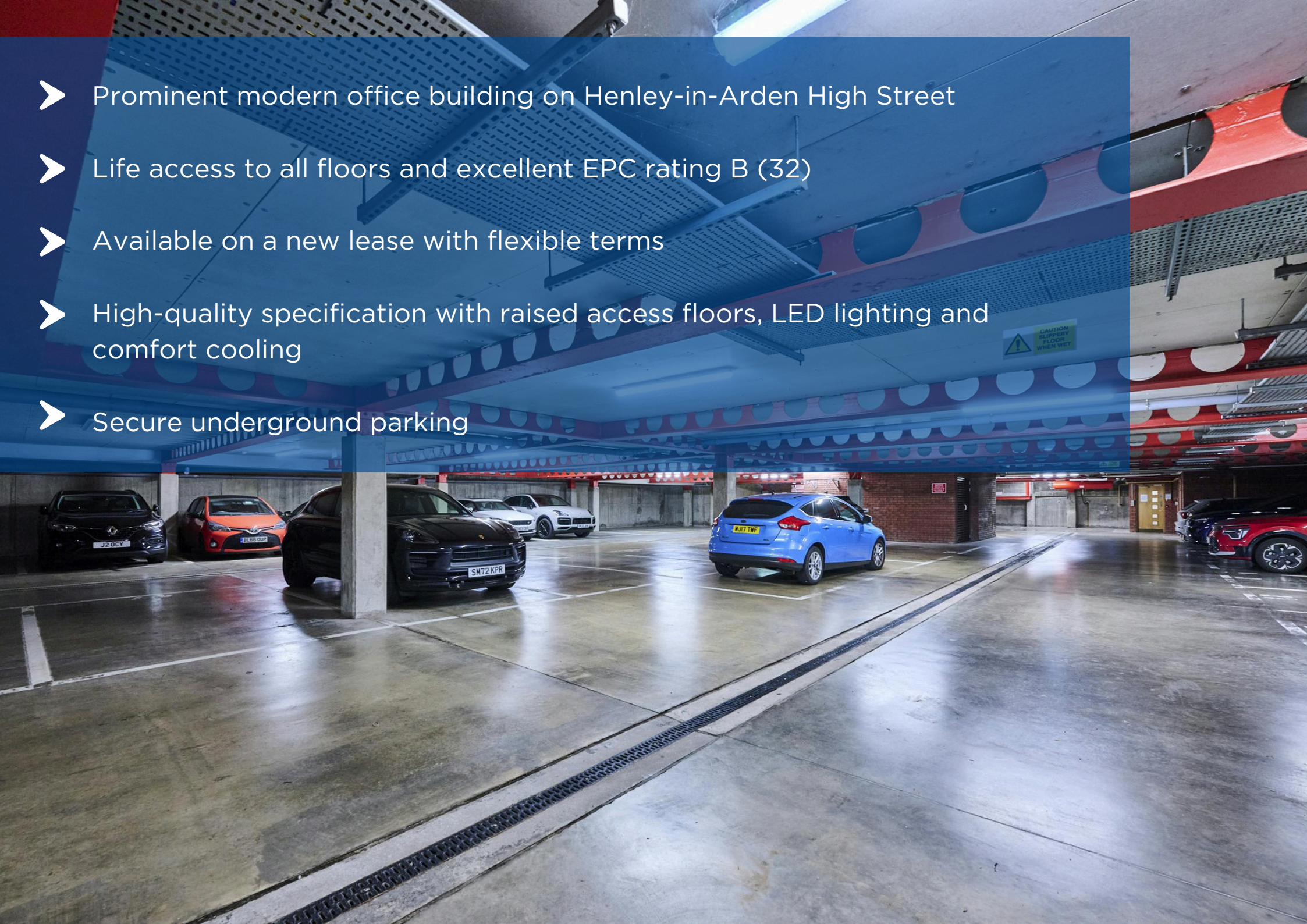
LAND AND  
PROPERTY  
PROFESSIONALS

Forward House offers high-quality, modern office accommodation in a prominent High Street location in the heart of Henley-in-Arden. Finished to a superb specification with lift access, raised floors and comfort cooling, the building provides an attractive working environment with secure underground parking and excellent transport links.

Available on new lease terms—ideal for professional occupiers seeking quality space in a prestigious setting.



- Prominent modern office building on Henley-in-Arden High Street
- Life access to all floors and excellent EPC rating B (32)
- Available on a new lease with flexible terms
- High-quality specification with raised access floors, LED lighting and comfort cooling
- Secure underground parking





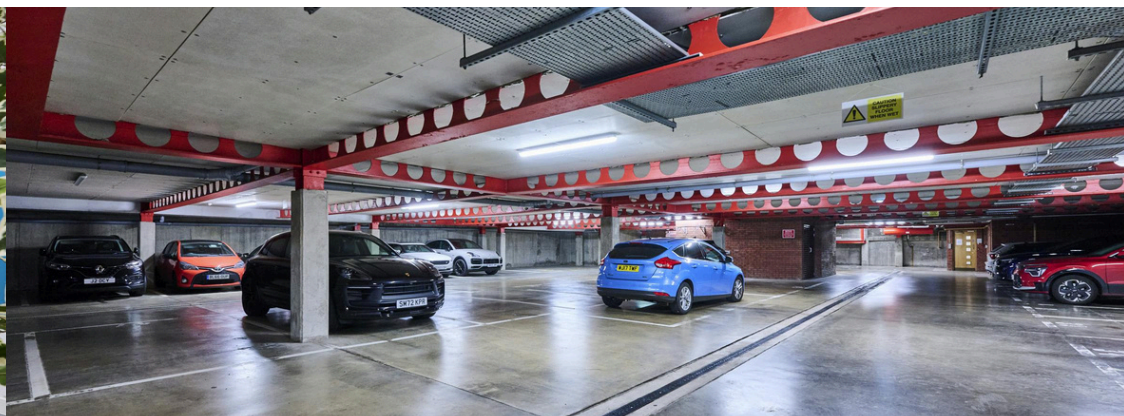
Forward House is a prominent, modern office building situated on the High Street in the heart of Henley-in-Arden. The property offers a professional business environment within an attractive red-brick building featuring a central entrance and ample natural light throughout. The location provides excellent access to local amenities, shops, cafés, and public transport links, making it ideal for a range of professional occupiers.





➤ The offices have been finished to a high standard throughout, providing modern, well-presented accommodation suitable for professional occupiers. The suite benefits from raised access floors, suspended ceilings with recessed LED lighting and comfort cooling. Full-height glazed partitions create a bright and open working environment, while a passenger lift serves all floors for convenient access. The property achieves an excellent EPC rating of B (32), reflecting its energy-efficient design and specification.





## SERVICES

The property is connected to mains electricity, water, and drainage. Heating and cooling are provided via a modern air-conditioning system with each suite has access to shared kitchen and WC facilities.

## PARKING

Secure underground car parking is available for occupiers. Additional public parking is also available nearby on the High Street.

## LEASE TERMS

The accommodation is available by way of a new lease on terms to be negotiated. Flexible lease lengths and configurations may be considered to suit tenant requirements.

## SERVICE CHARGE

The service charge covers maintenance of common areas, building services and shared facilities. The service charge is currently reflective of £9.50 ft<sup>2</sup>.

## VAT

The property is elected for VAT and therefore will be charged as additional.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with letting.

## VIEWING

To discuss the property or to arrange a viewing please contact the Commercial Team on 01789 387882 or [commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)

The property is jointly marketed with Avison Young

## IMPORTANT NOTES

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.

**SHELDON  
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LAND AND  
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**FORWARD HOUSE**

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For further information, please email:  
[commercial@sheldonbosleyknight.co.uk](mailto:commercial@sheldonbosleyknight.co.uk)