31A Station Road

Marston Green, Solihull, B37 7AB

SHEPHERD COMMERCIAL

TO LET

794 SQ FT
(73.77 SQ M)

£8,000 PER ANNUM

First-floor office with good transport links, close to centre of both Birmingham City Centre and Solihull Town Centre

- Self-Contained First Floor Office Suite - 794 sq ft (73.77) sq mt.
- Set In The Heart of Marston Green Village
- Access to Birmingham International Airport, National Exhibition Centre & Birmingham International Railway Station
- 8 Miles Due East of Birmingham Town Centre and 4 Miles North of Solihull Town Centre

01564 778890
www.shepcom.com

31A Station Road

Marston Green, Solihull, B37 7AB

SHEPHERD COMMERCIAL

Summary

Available Size	794 sq ft / 73.77 sq m
Rent	£8,000 per annum
Service Charge	N/A
Estate Charge	N/A
EPC	Upon enquiry

Description

First Floor Office Accommodation – 794 sq ft

This well-presented office suite is located on the first floor of a centrally positioned mid-terrace building, with direct access from the front elevation. The space extends to approximately 794 sq ft of usable floor area and comprises an open-plan office, private office, kitchenette, and two WCs.

The property has been well maintained, featuring carpeted floors throughout. Construction includes suspended timber flooring and a suspended ceiling fitted with fluorescent lighting. Heating is provided with gas-fired central heating radiators, and double-glazed windows enhance thermal efficiency and sound insulation.

Location

The premises are located to the first floor of a centre terraced two storey building set within a local neighbourhood parade, fronting Station Road in the heart of Marston Green Village.

Marston Green is some 8 miles due east of Birmingham City Centre and some 4 miles north of Solihull Town Centre and is in close proximity to National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station.

All local amenities are within the immediate vicinity including: shopping, schooling and transport etc.

Accommodation

The accommodation comprises the following areas: First Floor - Open Plan Office - 676 sq ft - Private Office - 57 sq ft - Kitchen - 61 sq ft - Central Heating Boilder Cupboard - WC's x 2

Name	sq ft	sq m	Availability
1st - First Floor Office	794	73.77	Available
Total	**794**	**73.77**	

Viewings

Viewings are strictly appointment only by Shepherd Commercial

Terms

The premises are to be offered upon Lease for a term of 6 years incorporating three yearly rent reviews and on an Internal Repairing basis. The landlord insures the premises and recharges the annual premium.

Services

We understand all mains services are connected to the property.

Rateable Value

The rateable value is £9,400

The above information contained within this email is sent 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 03/06/2026