

Federation House

383 Garretts Green Lane, Garrets Green, B33 0UB

SHEPHERD
COMMERCIAL



TO LET

154 SQ FT
(14.31 SQ M)

£320 PER MONTH (INCLUSIVE OF UTILITIES & SERVICE CHARGE)

Last remaining first floor office suite
– Available Immediately

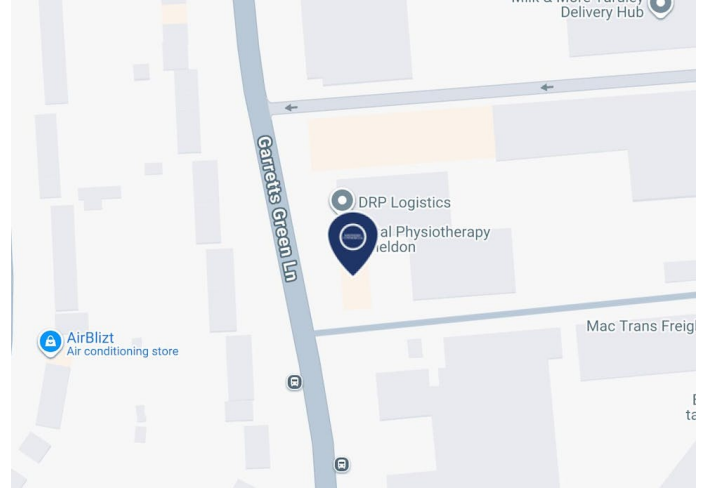
- Last remaining suite available
- All-inclusive excluding WiFi/telecoms (business rates payable if applicable)
- Ample on-site parking
- 24-Hour Access
- Flexible 12-month licence

01564 778890
www.shepcom.com

Federation House

383 Garretts Green Lane, Garrets Green, B33 0UB

SHEPHERD
COMMERCIAL



Summary

Available Size	154 sq ft / 14.31 sq m
Rent	£320 per month (INCLUSIVE OF UTILITIES & SERVICE CHARGE)
EPC	D (81)

Description

A well-presented first floor office suite within a detached two-storey building, benefiting from shared kitchen and WC facilities, secure on-site parking and 24-hour access.

The suite is available on an all-inclusive basis (excluding WiFi/telecoms (business rates payable if applicable)), providing a simple and cost-effective solution for small businesses seeking flexible workspace.

Ideal for small businesses, consultants or start-ups.

Location

Situated on Garretts Green Lane in a prominent location adjacent to Garretts Green Industrial Estate. Birmingham City Centre is approximately 7 miles to the west, with Birmingham International Airport and the NEC just 2 miles to the east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
1st - Unit 6	154	£320 /month	Available
Total	154		

Terms

The office is available on a 12-month licence agreement, with rent inclusive of electricity, water, heating, parking and cleaning of shared areas. Tenants are responsible for their own WiFi/telecoms (business rates payable if applicable)

A deposit equivalent to three months' rent is required, with rent payable monthly in advance.

Rateable Value

The property has a low rateable value of £1,850 and may qualify for 100% small business rates relief, subject to occupier status.

Viewings

Strictly by appointment with Shepherd Commercial.



Charlie Boswell

01564 778 890 | 07913 142038
charlie@shepcom.com



Kaine Arkinson

01564 778 890 | 07487 521802
kaine@shepcom.com

