

# 11A Station Road

Solihull, B93 0HL

SHEPHERD  
COMMERCIAL



## TO LET

901 SQ FT  
(83.71 SQ M)

£14,500 PER ANNUM

Self-contained office suite  
in the heart of Knowle  
village, providing 901 sq ft  
of well-located workspace.

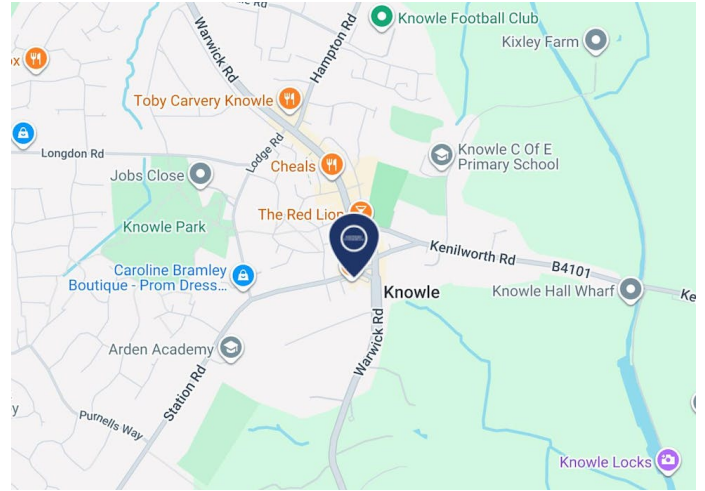
- Self-contained office with private entrance
- 901 sq ft arranged over two floors
- Suitable for professional services or consultancy
- Affluent village centre location
- Excellent local amenities nearby

01564 778890  
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## Summary

Available Size	901 sq ft / 83.71 sq m
Rent	£14,500 per annum
EPC	Upon enquiry

## Description

The property comprises a self-contained office suite arranged over the first and second floors, accessed via a private ground floor entrance, providing a secure and independent working environment.

The accommodation extends to approximately 901 sq ft and is well configured to provide a mix of office areas suitable for a range of occupiers including professional services, consultancy, financial and administrative businesses.

The layout offers flexibility for individual offices, meeting rooms or open-plan working, making it ideal for small to medium-sized businesses seeking their own dedicated premises.

The property occupies a prominent position in the heart of Knowle village, with a wide range of cafés, restaurants and local amenities within immediate walking distance, creating an attractive working environment for both staff and clients.

A cost-effective alternative to serviced or shared office space, offering full independence with no service charge payable.

The premises are available to let on a new lease with flexible terms, subject to agreement.

## Location

The property is prominently located on Station Road in Knowle, one of Solihull's most affluent and sought-after village locations.

The area provides an excellent mix of independent retailers, cafés, restaurants and professional services, creating a vibrant and well-established business environment.

Knowle benefits from excellent connectivity, with easy access to the A4141, A34 and Junction 5 of the M42, while Dorridge Railway Station is located nearby providing regular services to Birmingham and London.

## Viewings

Viewings are strictly by prior appointment through Shepherd Commercial.

## Terms

The property is available by way of a new lease on terms to be agreed.

The quoting rent is £14,500 per annum.



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