21D

Station Road, Knowle, Solihull, B93 0HL

SHEPHERD COMMERCIAL

TO LET

1,130 SQ FT
(104.98 SQ M)

£24,000 PER ANNUM EXCLUSIVE

Self-contained office of 1,130 sq ft over two floors, 3 parking spaces, close to Knowle High Street. To let at £24,000 per annum.

- Self-contained offices arranged over ground and first floor
- 3 allocated parking spaces
- Close to Knowle High Street
- Excellent access to J5 M42, Birmingham International Airport and the NEC

01564 778890
www.shepcom.com

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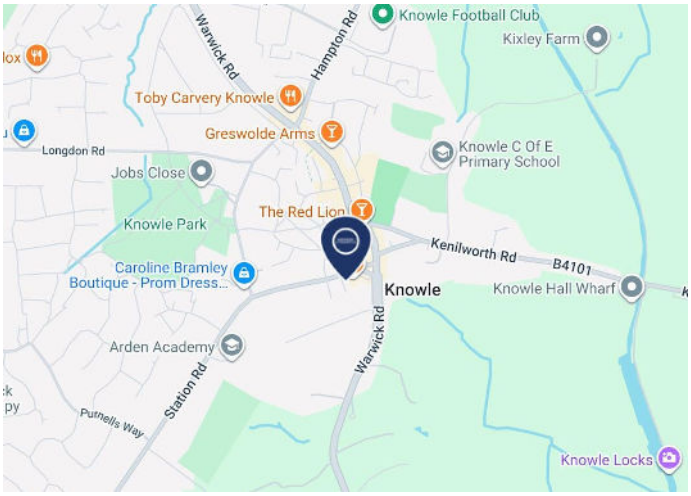

Summary

Available Size	1,130 sq ft / 104.98 sq m
Rent	£24,000 per annum exclusive
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises an end-of-terrace building of two storey brick construction, surmounted by a pitched tiled roof with rendered elevations. The accommodation is arranged over two floors, providing 1,130 sq ft of self-contained office space together with a kitchen and two W.C.s to the ground floor. The premises are available to let on a new lease, on a minimum term of 3 years, on a Full Repairing and Insuring basis with 3 yearly rent reviews.

Location

The premises are located at the rear of a block of similar sized office premises fronting Station Road in Knowle, close to its junction with the High Street, in an area of mixed residential and commercial use. Knowle is situated approximately three miles south-west of Solihull town centre and benefits from close proximity to Junction 5 of the M42 motorway, providing excellent access to the wider Midlands motorway network, Birmingham International Airport, the NEC and Birmingham International Railway Station.

Terms

The premises are available to let by way of a new effectively full repairing and insuring lease, for a minimum term of 3 years, incorporating 3 yearly rent reviews. The rent passing will be £24,000 per annum, exclusive of VAT.

The ingoing tenant will be required to contribute towards the Landlord's legal costs incurred in the preparation of the lease. Further information is available on request.

Services

We understand that all mains services are connected to the property. Interested parties are advised to make their own enquiries to confirm the adequacy of the services for their intended use.

Rates

The property has a rateable value of £22,250 (effective 1 April 2026). Interested parties are advised to make their own enquiries with the local rating authority to confirm the rates payable.

VAT

We understand that VAT is not applicable to this transaction. Prices quoted are otherwise exclusive of VAT where applicable.

Viewings

Strictly by appointment with the sole agents, Shepherd Commercial.

Tel: 01564 778890
Email: enquiries@shepcom.com

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