

St. Peters Court

Church Lane, Solihull, B92 0DN

SHEPHERD
COMMERCIAL



TO LET

2,500 SQ FT
(232.26 SQ M)

**£45,000 PER ANNUM RENT SUBJECT
TO LEASE TERMS AND COVENANT
STRENGTH.**

Self-contained Grade A
ground floor office suite
extending to approx.
2,500 sq ft, offering high-
quality, fully fitted

workspace in a prime

- Self-contained ground floor office suite

- Approx. 2,500 sq ft of high-quality workspace

- Grade A specification

- Close Proximity to M42, Airport and NEC

- Secure gated development



Summary

Available Size	2,500 sq ft / 232.26 sq m
Rent	£45,000 per annum Rent subject to lease terms and covenant strength.
Service Charge	N/A
EPC	B

Description

The Billington Barn offers a self-contained Grade A ground floor office suite extending to approximately 2,500 sq ft, providing high-quality, fully fitted workspace within a secure, gated development. The accommodation benefits from a modern specification including air conditioning throughout.

Designed with high vaulted ceilings, LVT polished concrete flooring and Cat VII cabling, the suite provides predominantly open-plan workspace with a strong provision of meeting rooms, private offices, kitchen and ancillary facilities, making it ideal for occupiers seeking a ready-to-go working environment.

Location

The Billington Barn & Kitchen is prominently situated on Church Lane, Bickenhill (B92 0DN), within the Solihull borough, offering excellent connectivity to the Midlands transport network. The property lies approximately 1 mile from Birmingham Airport and around 1.5 miles from the NEC, providing immediate access to key regional business and leisure hubs.

Junction 6 of the M42 motorway is located less than 2 miles away, linking directly to the M6, M40, and wider national motorway network. Solihull town centre is approximately 6 miles to the southwest, while Birmingham city centre is around 12 miles to the northwest, both easily accessible via the A45 Coventry Road. This highly accessible position makes The Billington Barn ideal for businesses seeking a well-connected, professional environment close to the airport, NEC, and major transport corridors.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Suite A	2,000	185.81	Available
Total	2,000	185.81	

Viewings

Strictly by appointment with Shepherd Commercial.

Terms

Rent: £45,000 per annum exclusive

Parking: Allocated on-site parking

Tenure: The premises are available by way of sublease

EPC: Available upon request



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