

# First Floor

Unit 2430, Regents Court, Birmingham, B37 7YE

SHEPHERD  
COMMERCIAL



## TO LET

2,744 SQ FT  
(254.93 SQ M)

£55,000 PER ANNUM

Refurbished self-contained first floor office suite offering fully fitted, plug-and-play workspace with allocated parking.

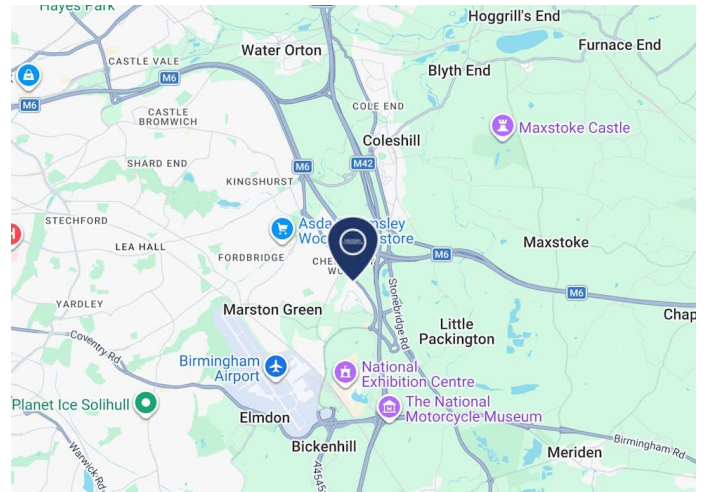
- Self-contained first floor office suite
- Approx. 2,700 sq ft of fitted workspace
- Comprehensively refurbished
- Fitted offices and meeting rooms (Cat A+)
- Allocated on-site parking
- Excellent access to M42, NEC and Birmingham Airport

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## Summary

Available Size	2,744 sq ft / 254.93 sq m
Rent	£55,000 per annum
EPC	B (31)

## Description

2430 Regents Court offers a self-contained first floor office suite extending to approximately 2,700 sq ft, providing high-quality, fully fitted workspace within Birmingham Business Park. The accommodation has been comprehensively refurbished to deliver modern, plug-and-play offices, including open-plan workspace, meeting rooms, private offices, kitchen and welfare facilities.

The specification includes air conditioning, raised access floors, LED lighting, suspended ceilings and double-glazed windows. The suite benefits from allocated on-site parking and is set within the landscaped environment of Birmingham Business Park.

The accommodation is available to let.

## Location

2430 Regents Court is situated on The Crescent within Birmingham Business Park, one of the Midlands' premier out-of-town office locations, offering a high-quality working environment with landscaped surroundings and on-site amenities.

The property benefits from excellent connectivity, located approximately 1 mile from Junction 6 of the M42, providing direct access to the wider motorway network.

Birmingham Airport, Birmingham International railway station, the NEC and Resorts World are all within close proximity, offering convenient national and international connections.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,744	254.93	Available
<b>Total</b>	<b>2,744</b>	<b>254.93</b>	

## Terms

Rent: £55,000 per annum exclusive

Tenure: New lease available on terms to be agreed

EPC: Available upon request

## Viewings

Strictly by prior appointment with Shepherd Commercial.



### Kaine Arkinson

01564 778 890 | 07487 521802

kaine@shepcom.com



### Charlie Boswell

01564 778 890 | 07913 142038

charlie@shepcom.com

