

11A Station Road

Solihull, B93 0HL

SHEPHERD
COMMERCIAL



TO LET

901 SQ FT
(83.71 SQ M)

**£14,500 PER ANNUM QUOTING RENT
OF £14,500 PER ANNUM EXCLUSIVE.**

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

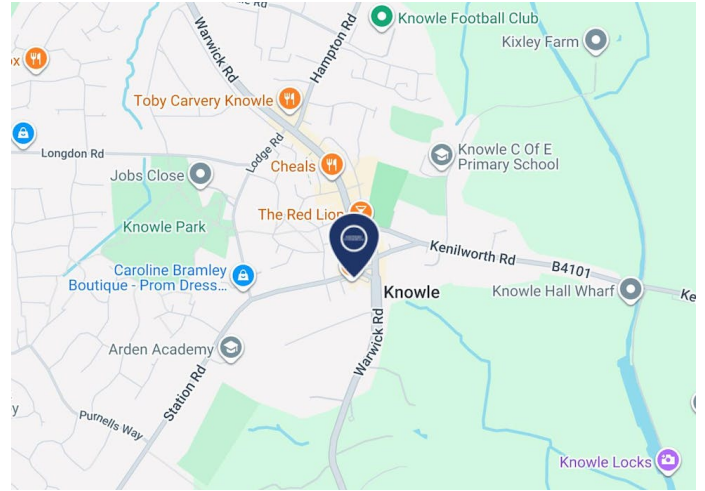
- Self-contained office suite
- Prominent location on Station Road, Knowle
- Suitable for professional services or consultancy
- Affluent village centre location
- Excellent local amenities nearby

01564 778890
www.shepcom.com

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Summary

Available Size	901 sq ft / 83.71 sq m
Rent	£14,500 per annum Quoting rent of £14,500 per annum exclusive.
EPC	Upon enquiry

Description

The property comprises a self-contained office premises arranged over the first and second floors above the West Brom Building Society on Station Road, Knowle.

The accommodation is accessed via a dedicated ground floor entrance leading to an internal staircase serving the upper floors, providing a private and self-contained working environment.

The offices extend to approximately 901 sq ft in total, with the first floor providing 351 sq ft and the second floor 550 sq ft. The space offers well-configured accommodation suitable for a range of occupiers including professional services, consultancy, financial services or administrative businesses.

The property benefits from its prominent position within the heart of Knowle village, with a wide range of local amenities including cafés, restaurants and retail facilities located within easy walking distance.

The premises are available to let on a new lease on terms to be agreed.

Location

The property occupies a prominent position on Station Road in Knowle, one of Solihull's most affluent and well-established village locations.

Knowle offers a vibrant mix of independent retailers, cafés, restaurants and professional services, creating a busy and attractive commercial environment.

The area benefits from excellent connectivity with easy access to the A4141 and A34 providing links to Solihull, Birmingham and the wider motorway network. Dorridge Railway Station is located nearby offering 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 exclusive.



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