

# Suite 5

Greville House, 1693-1695 High St, Knowle, B93 0LN

SHEPHERD  
COMMERCIAL



## TO LET

379 SQ FT  
(35.21 SQ M)

**£5,500 PER ANNUM**

Second-floor office suite in Knowle, offering modern space with shared facilities and on-site parking.

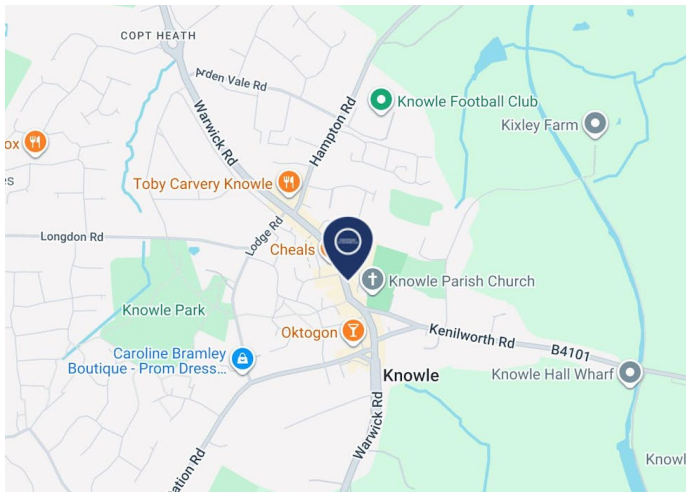
- Prominent High Street location in central Knowle
- Well-presented second-floor office with good natural light
- Shared kitchenette and first-floor WC facilities
- Allocated on-site parking

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## Summary

Available Size	379 sq ft / 35.21 sq m
Rent	£5,500 per annum
EPC	B (44)

## Description

Suite 5 is located on the second floor of Greville House, offering well-presented office accommodation with good natural light. The suite forms part of a multi-let building positioned in the heart of Knowle village. Occupiers benefit from shared facilities within the building, including first-floor WC amenities and a communal kitchenette. Access is provided via a ground-floor entrance lobby from the rear car park, with an intercom system serving each suite.

## Location

Greville House is situated on High Street in the centre of Knowle, a popular and established village within the Metropolitan Borough of Solihull. The property occupies a convenient position close to a range of local shops, cafés, and professional offices. Knowle lies approximately 2 miles south of Solihull town centre and around 1 mile from Junction 5 of the M42, providing access to the wider motorway network, Birmingham Airport, and the NEC. Public transport connections are available nearby, with regular bus services linking Knowle to Solihull, Dorridge, and surrounding areas.

## Parking

Allocated on-site parking spaces available to occupiers

## Tenure

The suite is available on a new lease for a term to be agreed, on an Internal Repairing & Insuring (IRI) basis. A three-month rent deposit will be required.

## Services / Specification

The suite benefits from gas-fired central heating, inset LED lighting, carpet-tile flooring and painted plaster walls. Occupiers have use of the shared first-floor WC facilities and communal kitchenette. Access is via a secure ground-floor entrance lobby with a door-entry intercom system. The building provides 24/7 access.

## Service Charge

The current service charge for Suite 5 is £4,931.67 per annum +VAT. This covers items such as communal electricity, car park maintenance, building fabric repairs and maintenance, decoration schemes undertaken to the common areas, and other shared operational costs.

## VAT

Rent is subject to VAT at the prevailing rate.

## Viewings

Strictly by appointment only with Shepherd Commercial



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