

# Unit 12

Rushey Lane, Birmingham, B11 2BL

SHEPHERD  
COMMERCIAL



## TO LET

1,264 SQ FT  
(117.43 SQ M)

A 1,264sqft office accommodation set within one of Birmingham's most prominent industrial trading zones

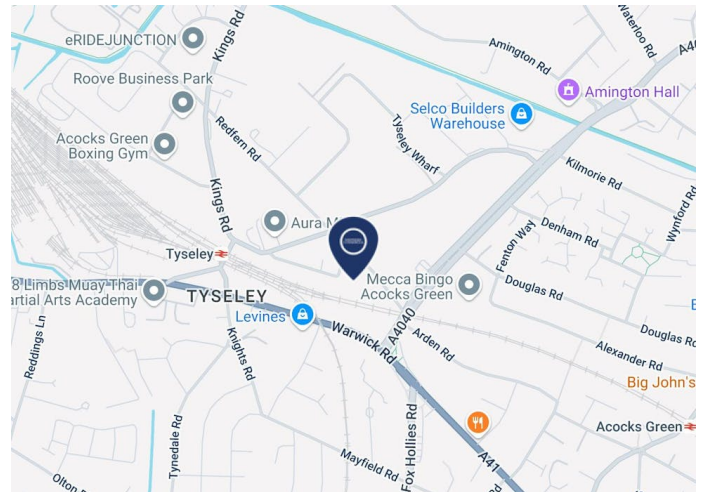
- Self-contained offices
- Open-plan
- Central heating
- Forecourt parking
- Flexible lease terms
- Good specification

01564 778890  
[www.shepcom.com](http://www.shepcom.com)

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## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 1,264 sq ft / 117.43 sq m |
| EPC            | Upon enquiry              |

## Description

The offices comprise a self-contained suite of offices on the first floor, accessed via an internal doorway from the ground floor. They are light and airy, with fully open-plan designs that allow for a variety of different space-planning options.

Equipped with central heating, vinyl flooring and a forecourt for parking, the premises provide ample office space for businesses operating within the Birmingham metropolitan area.

## Location

Rushey Lane is situated in Tyseley, a district in the southern part of Birmingham, England. It lies approximately 4 miles southeast of Birmingham city centre and falls within the B11 2BL postcode area. The lane connects to Wharfdale Road (B4146) and is near major routes such as Stockfield Road (A4040) and Warwick Road (A41), providing convenient access to the M6 and M42 motorways.

## Viewings

Strictly by appointment with Shepherd Commercial

## Terms

The premises are to be offered to the leasehold open-market for a term of some years.

