

OFFICE | TO LET

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54A POPLAR ROAD, SOLIHULL, B91 3AB

1,005 SQ FT (93.37 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

First and Second Floor Offices Located in
Solihull Town Centre with Parking

- NIA 1,005 ft²
 - Quoting Rental £16,000 Per Annum
 - First and Second Floor Offices
 - Pedestrian Access from Poplar Road
 - Two Rear Car Parking Spaces
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DESCRIPTION

The accommodation comprises first and second floor office premises, accessed independently via a pedestrian entrance to the front elevation. The first floor provides predominantly open-plan office accommodation, benefitting from dual-aspect windows, emulsion-painted walls and carpet-tiled flooring, together with kitchen and WC facilities.

The second floor is accessed via an internal stairwell and provides additional, more cellular office accommodation, suitable for private offices or meeting rooms.

The offices are well suited to a range of professional occupiers including office, consultancy, beauty clinic, dental practice or other similar uses, subject to the necessary consents. The property further benefits from two allocated car parking spaces to the rear.

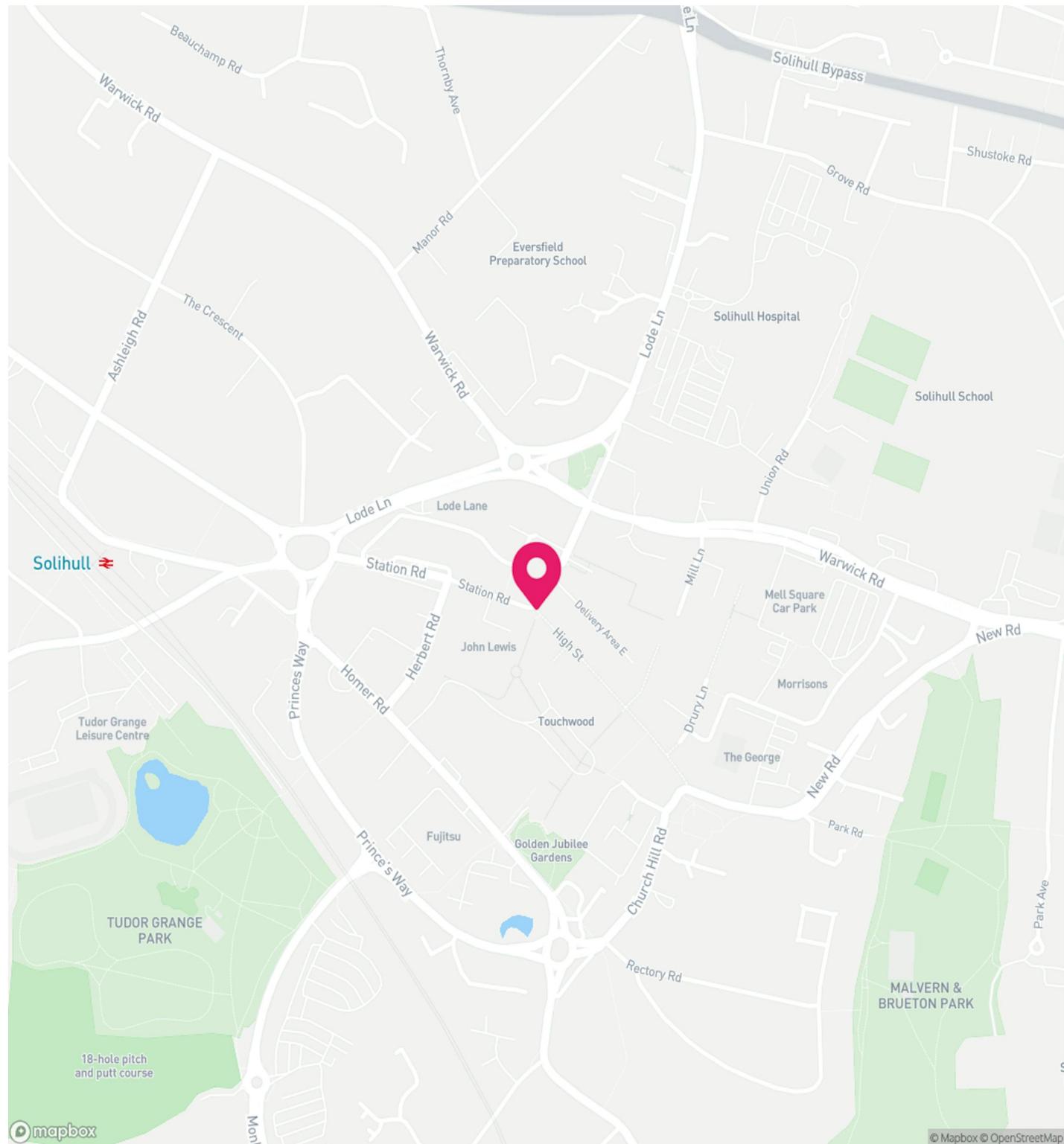


LOCATION

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The property is prominently situated on Poplar Road within Solihull Town Centre, a well-established and popular commercial location. Poplar Road benefits from strong pedestrian footfall and is positioned close to a number of national occupiers and the entrance to Touchwood Shopping Centre.

The location is well served by public transport, with Solihull Train Station within walking distance, providing regular services to Birmingham City Centre and London Marylebone.





AVAILABILITY

Name	sq ft	sq m	Availability
1st - Office	720	66.89	Available
2nd - Office	285	26.48	Available
Total	1,005	93.37	

SERVICES

We understand that the premises benefits from all mains connections.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

RATEABLE VALUE

April 2026 - £13,000

We understand that the premises will benefit from tapered small business rates relief.

Interested parties are recommended to verify this directly with Solihull Metropolitan Borough Council.

VAT

Not applicable

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£16,000 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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