

Lyons Court

Unit 1 1668 High Street, Knowle, Solihull, B93 0LY

SHEPHERD
COMMERCIAL



TO LET

123 SQ FT
(11.43 SQ M)

£600 PER MONTH

Private office suite within a stunning, newly refurbished High Street building in the heart of Knowle village. All-inclusive terms available

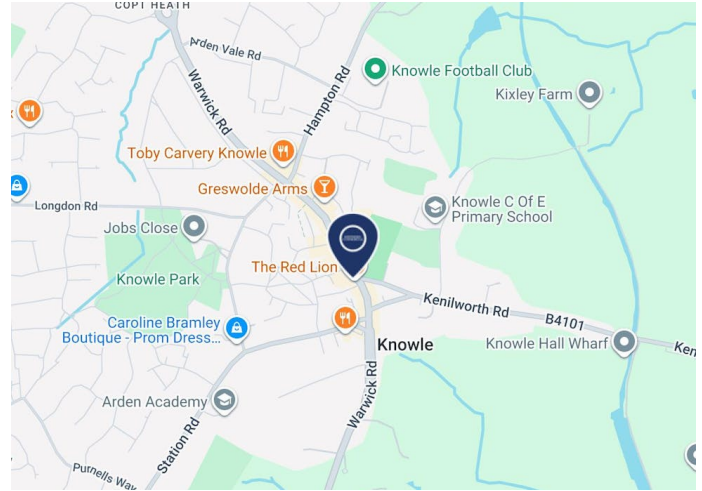
- All-inclusive rent — WiFi, utilities and business rates included
- Communal kitchen and breakout space
- 12-month licence agreement
- Shared meeting room access
- Part of a collaborative, community-focused office environment

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www.shepcom.com

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Summary

Available Size	123 sq ft / 11.43 sq m
Rent	£600 per month
EPC	Upon enquiry

Description

Lyons Court offers a rare opportunity to occupy a private office suite within one of Knowle High Street's most characterful buildings. Office 1 provides 123 sq ft of well-presented, self-contained workspace, forming part of a recently refurbished suite of offices above the iconic Eric Lyons food hall, established in 1903.

The accommodation benefits from an all-inclusive rental package covering WiFi, utilities and business rates, alongside shared access to a modern fitted kitchen, breakout dining area and meeting room. The building is home to a community of six established local businesses, creating a collaborative and professional working environment.

Available on a 12-month licence agreement. One parking space is available at an additional cost of £100 per month. All rents quoted are exclusive of VAT.

Location

Lyons Court is situated at 1668 High Street in the heart of Knowle village, one of Solihull's most desirable and well-connected locations.

The building benefits from prominent High Street frontage with an excellent range of independent shops, cafés and restaurants close by. Dorridge railway station is approximately 1.3 miles away, with Solihull station around 3 miles distant.

Terms

12-month licence agreement. Rent inclusive of WiFi, utilities and business rates. All rents exclusive of VAT. Parking available at £100 pcm.

Viewings

Strictly by appointment only. Please contact Shepherd Commercial to arrange a viewing.

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