

# 520-522 Moseley Road

Birmingham, B12 9AE

SHEPHERD  
COMMERCIAL



## TO LET

1,674 SQ FT  
(155.52 SQ M)

**£24,000 PER ANNUM**

Well-presented self-contained office unit on Moseley Road with air conditioning, kitchen and staff facilities.

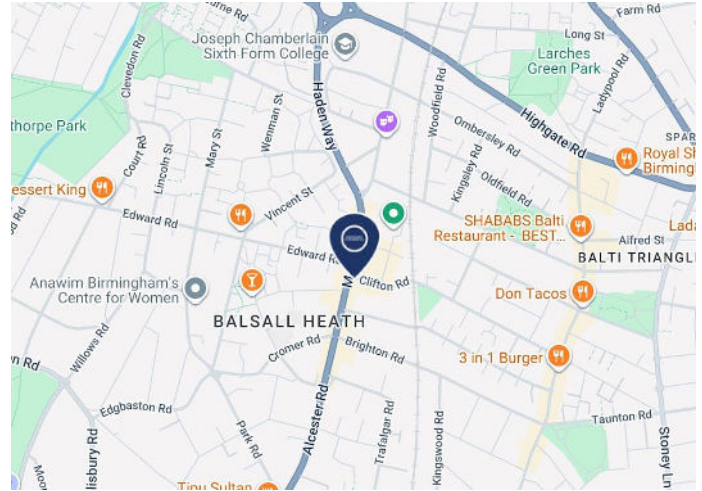
- 1,674 sq ft self-contained unit
- Air conditioning throughout
- Fitted kitchen and staff toilet facilities
- Suitable for a variety of Class E uses

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## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 1,674 sq ft / 155.52 sq m |
| Rent           | £24,000 per annum         |
| EPC            | Upon enquiry              |

## Description

A well-presented, self-contained unit extending to approximately 1,674 sq ft (155.54 sq m). Currently fitted out as offices, the accommodation benefits from air conditioning throughout, a kitchen, staff toilet facilities and internal storage areas, and would suit a variety of Class E uses including retail conversion.

## Location

Situated on Moseley Road in Balsall Heath, approximately one mile south of Birmingham City Centre, with easy access via Bristol Road (A38), Pershore Road (A441) and Stratford Road (A41). Moseley Road is a busy arterial route benefiting from strong passing trade, good public transport links and a mix of established retail and commercial occupiers nearby.

## Terms

Available to let on a new lease for a minimum term of 3 years, in multiples of 3 thereafter. Rent: £24,000 per annum.

## Tenure

Leasehold. Full lease terms available on application.

## Services

We understand mains electricity, gas and water are connected to the property. Interested parties should make their own enquiries to satisfy themselves as to the availability and adequacy of all services.

## Business Rates

We understand the property has a current rateable value of £26,250 (effective 1 April 2026). Interested parties are advised to make their own enquiries with Birmingham City Council to verify the rates payable.

## Viewings

Strictly by prior appointment with sole agents, Shepherd Commercial.



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