

FIRST & SECOND FLOOR PREMIUM OFFICES

5-6 Greenfield Crescent
Edgbaston, West Midlands
B15 3BE



PROPERTY TOUR



3,103 sq ft – 7,166 sq ft

Outside The
Birmingham
Emission
Zone

LOCATION

5-6 Greenfield Crescent is situated in the heart of Edgbaston's commercial district and Edgbaston Village, a vibrant leisure and lifestyle location. Outside the Clean Air congestion charge zone, it is a few minutes walk to Five Ways Train station and Edgbaston Village Metro stop, and easy walking distance from Brindleyplace, Centenary Square and Birmingham city centre.

On the Crescent, occupiers include Chapter, Smoke and Ash, Loki Wine, KIN Home and MediSpa. Further amenities include Simpsons Michelin starred restaurant, The Blue Piano bar and rooms, The High Field gastro pub, Boston Tea Party cafe, Morrisons, Costa Coffee and Anytime Fitness gym.

DESCRIPTION

5-6 Greenfield Crescent offers premium first and second floor office accommodation which has been tastefully designed to provide high specification offices to any occupier looking to make a statement.

Both the first and second floors benefit from efficient floorplates, featuring open plan working areas, meeting rooms and collaborative spaces.

A large kitchen breakout area is situated on the second floor with double doors opening out onto a delightful roof terrace.

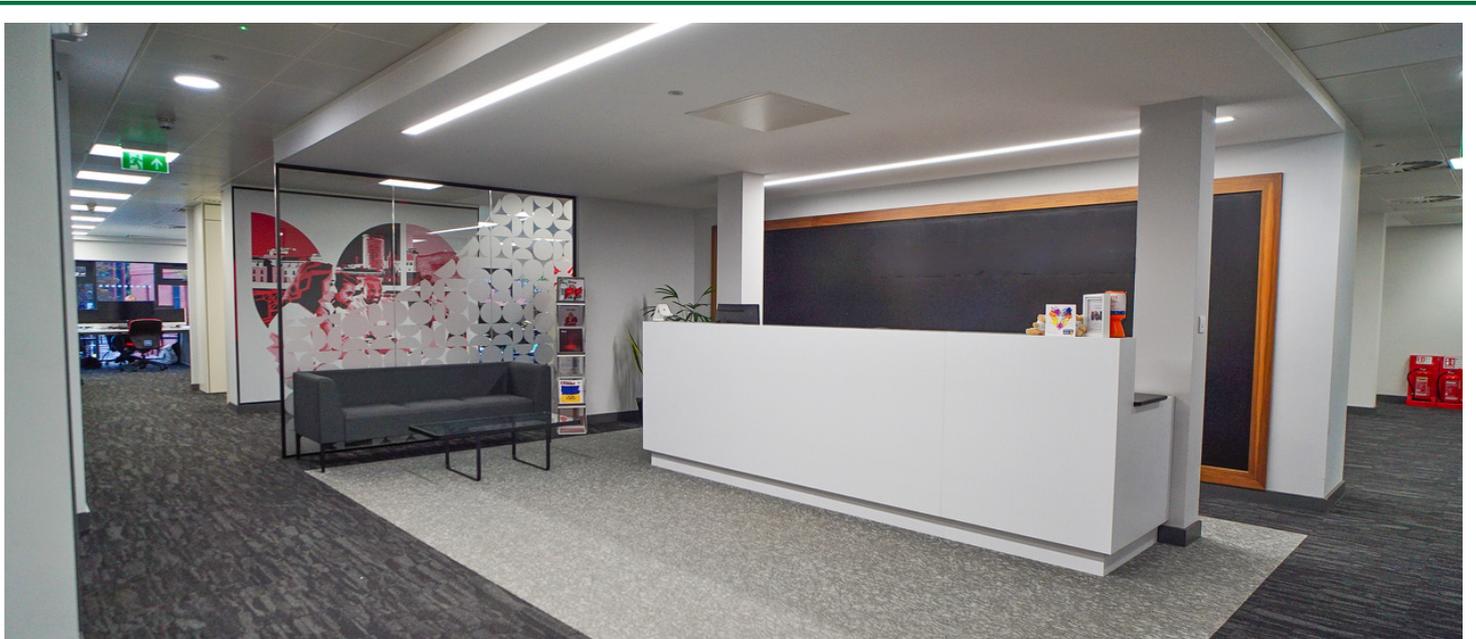
The property is available to let as a whole (on a self-contained basis) and in addition consideration will also be given to letting on a floor by floor basis.

To fully appreciate the location and specification of this property, viewing is highly recommended.

SPECIFICATION

Accessed via an attractive ground floor entrance off Greenfield Crescent, the first and second floor offices include the following specification:

- Open plan office accommodation with efficient floorplates
- Large kitchen/breakout space
- Roof Terrace (second floor)
- Raised access floors and perimeter trunking
- Carpeted floors
- A range of meeting rooms
- High specification WCs in common areas
- Metal grid suspended ceiling tiles
- LED lighting on PIR system
- Comfort heating & cooling
- Fully DDA compliant
- Lift access to both floors
- Access control system
- 10 on-site parking spaces (1:717 sq ft) with additional parking available
- Both front and rear access 24/7





CALTHORPE
ESTATES

ACCOMODATION

The accommodation comprises of the following approximate IPMS 3 floor area:

FIRST FLOOR:	4,063 sq. ft
SECOND FLOOR:	3,103 sq. ft
TOTAL:	7,166 sq. ft

TENURE

The accommodation is available by way of an effective full-repairing and insuring lease.

CAR PARKING

10 car parking spaces are included, with additional spaces available on a separate licence.

TRANSPORT LINKS

Within easy reach of the region's motorway network with direct links to M5 and M6. The nearby Edgbaston Village Metro stop and Five Ways station has direct connections to New Street, offering frequent services to London and all major UK cities. Numerous bus routes can be accessed connecting to Birmingham and surrounding areas.

SERVICE / ESTATE CHARGE

A service charge will be levied to cover a landlord service of the building.

The tenant will be responsible for a contribution to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area and an estate wide service charge towards the village.

Further information is available upon request.

RENT

Rent on application. All subject to contract.

BUSINESS RATES

The tenant will be responsible for the payment of business rates.

EPC RATING

First Floor - B (46)
Second Floor - B (50)

VAT

VAT is applicable on this property.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly via the appointed agents, BNP Paribas or Fisher German.

SUBJECT TO CONTRACT

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4,063 sq ft



3,103 sq ft

Map key

-  Railway Stations
-  Midland Metro Stops
-  Midland Metro
-  Railway Lines



Please contact:



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