



EV
Edgbaston Village
A CALTHORPE COMMUNITY

10-11

Greenfield Crescent

Edgbaston, Birmingham B15 3BE

TO LET



Contemporary open plan office suite
154 sq m (1,657 sq ft)


CALTHORPE
ESTATES

10-11

The property

Unique self-contained second floor office suite, above retail units, with an attractive entrance to the rear of Greenfield Crescent.

Contemporary in style, the office suite boasts a large open plan floor plate, all set within a period property.

Suite 2A, 10-11 Greenfield Crescent is situated in a prominent position 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.



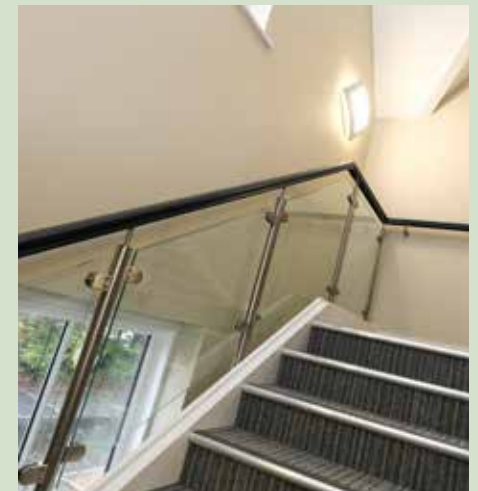
Images depicted show the adjacent suite on the second floor at 10-11 Greenfield Crescent, with a solid wall to the meeting room area



Specification

- Heating and cooling system
- Access control system
- Male and female toilets, plus shower
- Perimeter and floor trunking to office areas
- LED suspended lighting
- DDA compliant with lift
- EPC -

A	B	C	D	E	F	G
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Schedule of area

Space (GIA)

	sq m	sq ft
2A office suite	154	1657



2A office suite



Edgbaston

The Calthorpe Estate within Edgbaston is an affluent and leafy suburb of Birmingham, it boasts a 1 million trees and is located just a mile from the city centre.

The area is renowned for its range of elegant homes and world-class educational establishments including King Edward's School, University of Birmingham and Birmingham City University.

It is also home to leading medical facilities and internationally-recognised sports and leisure venues such as Edgbaston Stadium, Edgbaston Priory Club, Edgbaston Golf Club, the Birmingham Botanical Gardens, mac (Midlands Arts Centre) and Michelin-starred Simpsons restaurant, plus a range of award-winning dining establishments, bars and cafés.

Edgbaston boasts circa 3 million square feet of office space and is home to Lloyds, Department of Work & Pensions, The Binding Site, Scrivens, Big Lottery Fund, Health & Safety Executive and Birmingham Chamber of Commerce to name but a few. This has recently been enhanced with the redevelopment of Greenfield Crescent and the arrival of the regular Edgbaston Village Artisan Markets, along with Chapter restaurant and bar.



Edgbaston Village - 11

As a destination of choice, Edgbaston Village has developed over recent years into a vibrant lifestyle location.

It has a range of interesting retail, food and beverage plus leisure operators, all within an attractive leafy setting and many character buildings.

To find out more visit

www.edgbastonvillage.co.uk

   @EdgbastonVillage

DINING AND DRINKING

Restaurant

- 7 Laghi's Italian Deli
- 58 Simpsons
- 59 Three Church Road
- 18 The Blue Piano
- 5 Brew Bar Lounge
- 24 Chapter
- 57 Boutique rooms & bar
- 54 The High Field
- 26 Loki Wines & Deli
- 15 The Physician
- 56 Bar/restaurant available
- 17 Boston Tea Party
- 9 Costa Coffee
- 7 LA-POP!
- 4 Pizza Hut
- 1 Starbucks
- 7 The Sandwich Club
- 55 The High Field Studio
- 23 Village Kitchen

Café/take away

- 17 Boston Tea Party
- 9 Costa Coffee
- 7 LA-POP!
- 4 Pizza Hut
- 1 Starbucks
- 7 The Sandwich Club
- 55 The High Field Studio
- 23 Village Kitchen
- 14 BoConcept
- 10 Classic Interiors
- 7 Eye Opticians
- 7 June Peony Bridal Couture
- 29 LUX Gallery
- 51 KIN Homes
- 20 Neptune
- 19 OKA

Beauty

- 7 Classy & Fabulous Nails
- 27 Edgbaston Wellness & Medispa
- 13 JYG Hair & Beauty
- 8 James Bushell Hair
- 32 Kat & Co
- 7 Kings Barbers
- 7 The Lion Zen
- 3 Turkish Barbers
- 16 sk:n
- 7 The Sky Clinic
- 40 The Westbourne Centre
- 18 The Blue Piano Rooms
- 36 Boutique rooms
- 55 The High Field Town House
- 5 Marriott Hotel

LEISURE, ENTERTAINMENT & OTHER

- 12 Anytime Fitness
- 55 The High Field Studio
- 25 Retail unit available
- 28 Retail unit available
- 50 Retail unit available
- 11 Morrisons
- 2 Timpson
- 7 Tricorn Computers
- 7 White Rose Dry Cleaners
- 22 Handelsbanken
- 6 Lloyds
- 21 Natwest

BANKS

- 22 Handelsbanken
- 6 Lloyds
- 21 Natwest



Car park

Car parking can be offered at a ratio of 1:600 sq ft at a separate annual cost.

There is a public pay and display car park to the rear of the property.

Other car parking within the area is available on a separate licence fee arrangement.

Tenure

The accommodation is available by way of a new full repairing and insuring lease.

Rent

Upon application.

Rates

The in-going tenant will be responsible for the payment of Local Authority Rates.

Viewings



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Estate charges

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.

Legal costs

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



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