

# EAGLE 2

BIRMINGHAM, J6 M42

## GRADE A OFFICES TO LET 2,500 - 6,723 SQFT

Lower ground floor - storage - 5,916 sqft

Eagle 2 | Coventry Rd | Birmingham B26 3RZ



# Best in Class Location

**Eagle 2 occupies a high profile position on the A45 Coventry Road, to the East of Central Birmingham. This enviable location provides convenient access to Junction 6 of the M42, Birmingham International Airport and Birmingham International Railway Station.**

## Birmingham

Birmingham is a major international city, the second largest in the UK.

It has a population of over 1 million and it is renowned for its strong manufacturing base.

Birmingham boasts a thriving financial and service sector, has become a fast growing centre for hi-tech industries and is one of Europe's foremost conference and event destinations.

Investment within Birmingham and the NEC for the next 10 years totals over £3.4 Billion. Details of RSA Grant eligibility available on request.

### ✈ Air

Access to 308 global destinations, with direct links to major cities including New York, Paris, Barcelona, Frankfurt and major UK cities.

### 🚗 Road

2.5 miles from Junction 6 of the M42 providing immediate connection to the M6, M40 and regional motor way network with direct access to Birmingham City Centre via the A45.

### 🚆 Rail

Intercity links with Birmingham International Railway Station (2.5 miles from Eagle Court), Birmingham New Street (9 mins duration), with trains every 5 mins at peak times and London Euston - trains every 30 mins to London at peak times.

### 🚌 Public Transport

Regular bus services give Eagle Court excellent connections to Birmingham City Centre, Solihull, Coventry, Birmingham Airport and Birmingham International Railway Station.





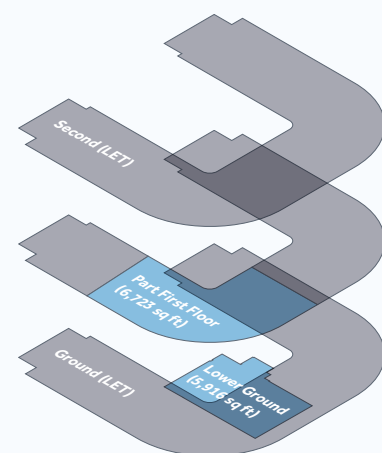
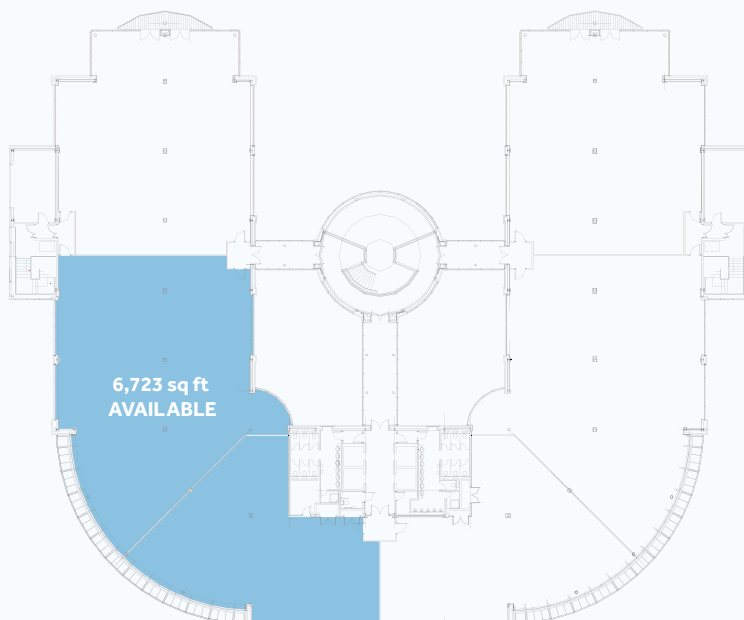


## Specification

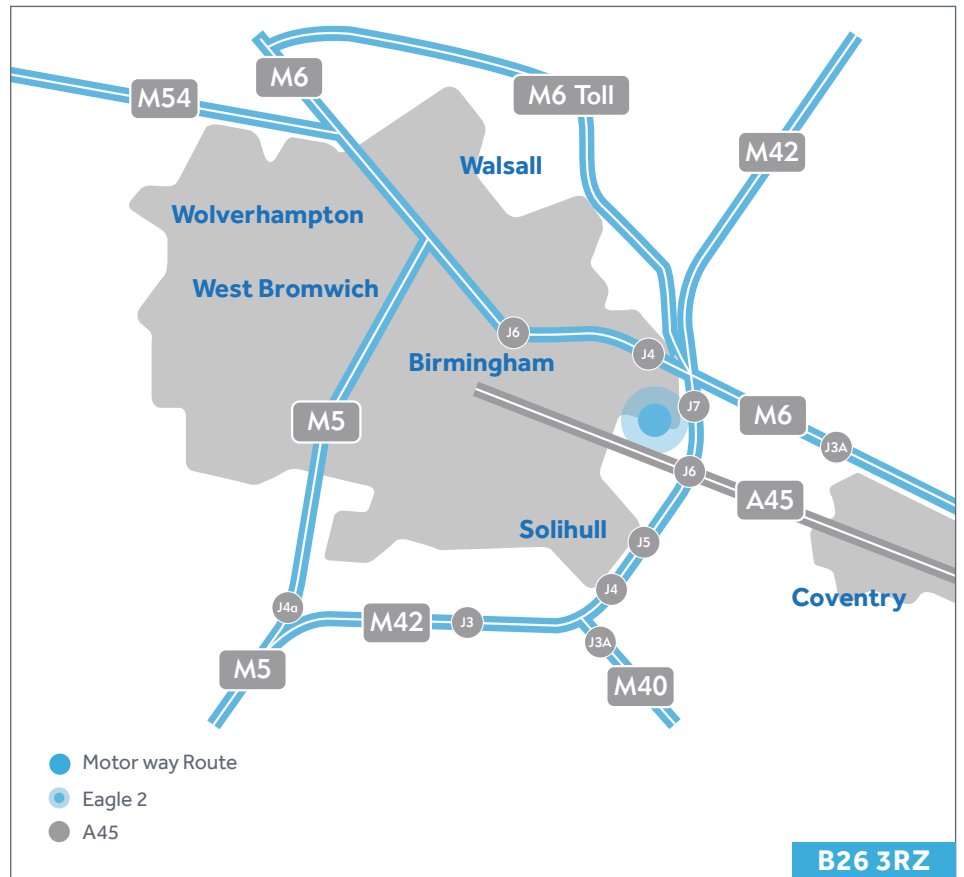
Eagle 2 provides a highly specified office building designed to meet the highest standards and requirements.

- > 28 secure on-site parking spaces - 1 space per 240 sq ft
- > Central entrance with triple height glazed reception.
- > Comfort cooling
- > Suspended ceilings with recessed LG7 lighting
- > Raised access floor with 150 mm void
- > Four 10 person passenger lifts
- > BREEAM rating of 'very good'

AREAS	ACCOMMODATION	SQ FT	SQ M
First Floor	Offices	6,723	624.6
Lower Ground	Storage/Additional Parking	5,916	549.6
<b>TOTAL</b>		<b>12,639</b>	<b>1,174.2</b>



- Available
- LET



## Food, Beverage, Retail and Leisure

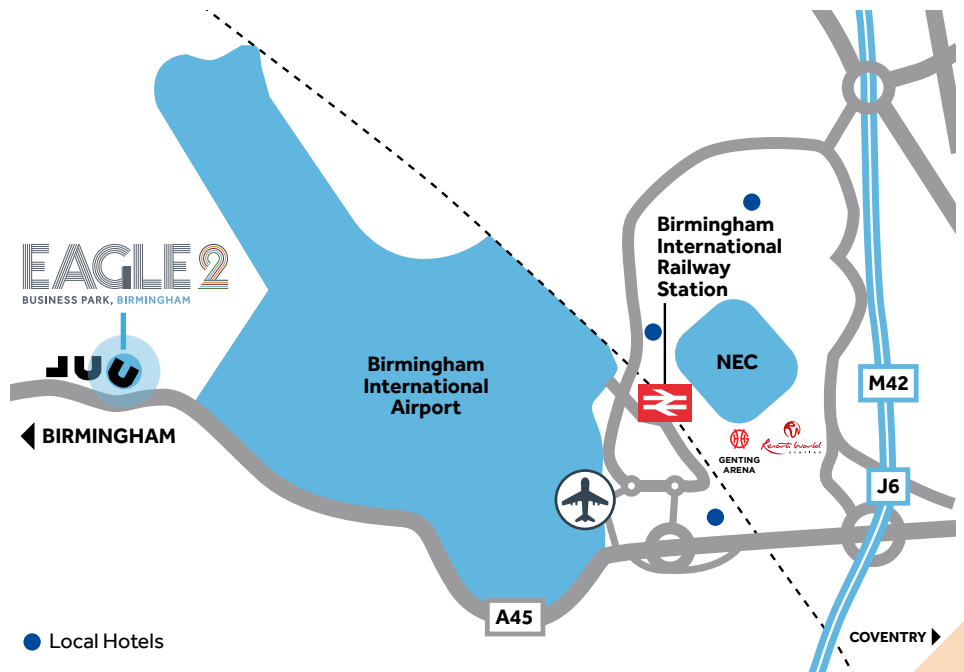
Resorts World Birmingham offers over 40 outlet shops, 12 restaurants and bars, an 11 screen cinema, luxury spa, conference facilities, a 4/5 star Genting Hotel and the Genting Casino. A range of hotels to suit all budgets is within a few minutes while the NEC hosts national and international events, major concerts, exhibitions and conventions all year round. Nearby health clubs offer modern gym facilities, while for those seeking something less strenuous, well-known restaurants, pubs and coffee houses can be found within a short walk.

## EPC

The property has an EPC rating of D98.

## Parking

28 secure onsite car parking spaces available based upon a ratio of 1 space per 240 sq ft.



## Viewing and Further Information

For further information or to arrange to view the accommodation please contact the joint letting agents:



**Andy Berry**  
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**Douglas Bonham**  
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