



TO LET

4,063 sq ft

First Floor Premium Offices

5-6 Greenfield Crescent, Edgbaston B15 3BE



**CALTHORPE
ESTATES**



MORE THAN AN OFFICE

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

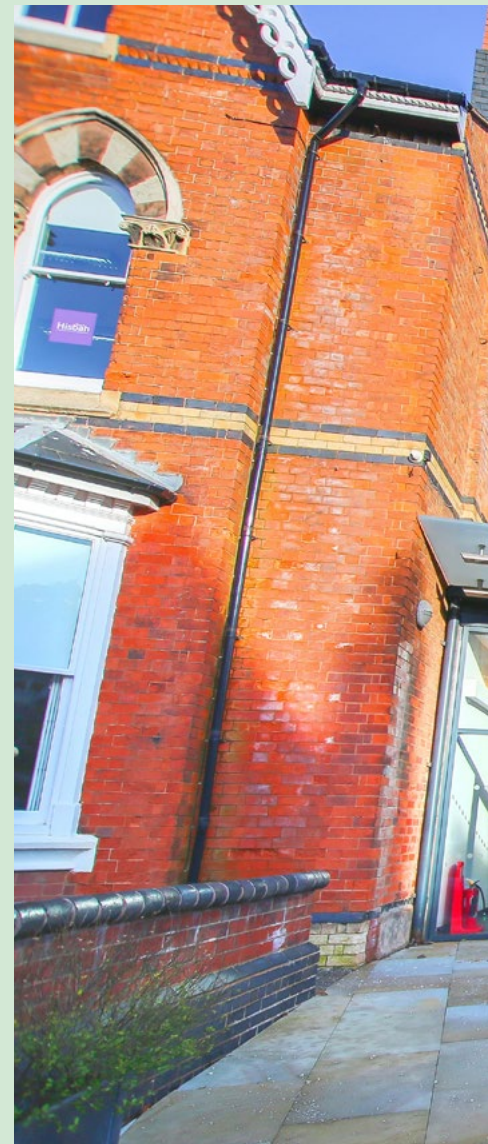
Located in Edgbaston, this office is perfect for occupiers who require premium space outside the city centre.

At Greenfield Crescent, we give you the best of both worlds. Designed to offer a well balanced, relaxing environment both to work and socialise. Surrounded by an abundance of high-end amenities we have you covered.

Situated on the first floor, this modern fully fitted office has been designed to make your life easier with minimum disruption to your business. It's not just about the fit-out, the space also has internet connectivity making it ready for immediate occupation. The space also benefits from efficient floorplates, open plan working areas, meeting rooms and collaborative spaces.

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

Take a virtual tour of the building.





A PREMIUM SPECIFICATION

Accessed via an attractive ground floor entrance off Greenfield Crescent, the first floor offices benefit from the following:



Fully fitted open plan office space with efficient floorplates



Range of meeting rooms, including flexible boardroom



Fully DDA compliant



Fibre connectivity



LED lighting on PIR system



Lift access to all floors



Reception area



Excellent natural daylight



Secure access control system with front and rear access 24/7



Kitchenette/breakout space



Comfort heating & cooling



Outside Clean Air Zone



Fully carpeted, raised access floors throughout



7 on-site parking spaces - with additional parking available

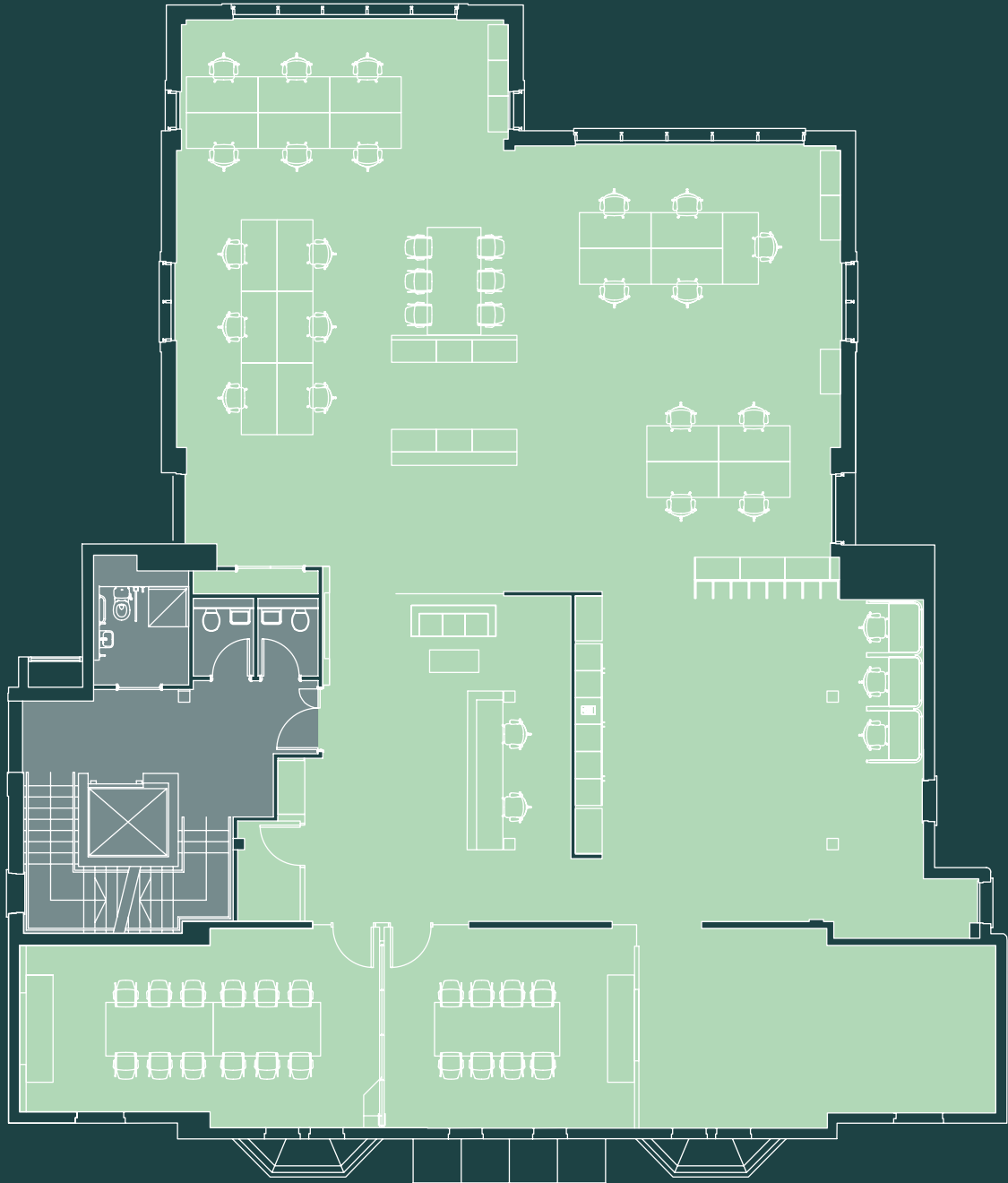


BRIGHT, OPEN PLAN SPACE THAT DELIVERS

First Floor

4,063 sq ft (377 sq m)

5-6 GREENFIELD CRESCENT



■ Floor Space ■ Core

For indicative purposes only. Not to scale.



**FULLY FITTED
SPACE, READY
FOR IMMEDIATE
OCCUPATION**



ONE OF BIRMINGHAM'S MOST DESIRABLE LOCATIONS

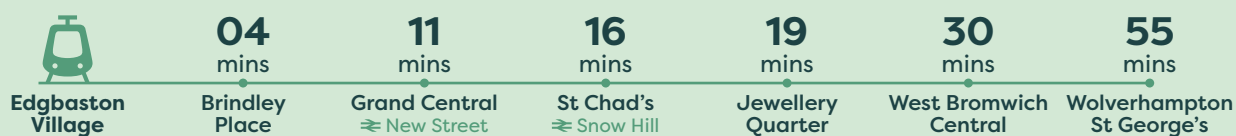
5-6 Greenfield Crescent is situated in the heart of Edgbaston Village, a vibrant leisure and lifestyle location.

Located outside the Clean Air congestion charge zone, the building is within easy walking distance from Brindleyplace, Centenary Square and the city centre.

Well connected

Within easy reach of the region's motorway network with direct links to M5 and M6. The building is just a few minutes walk from Edgbaston Village Metro stop and Five Ways station which offer direct connections to New Street, with frequent services to London and all major UK cities. Numerous bus routes can be accessed connecting to Birmingham and surrounding areas.

Metro



Road



5-6 GREENFIELD CRESCENT





Amenities right on your doorstep

Bars & Restaurants

- 1 Chapter
- 2 Loki Wine
- 3 Smoke and Ash
- 4 Village Kitchen
- 5 Boston Tea Party
- 6 The Blue Piano
- 7 The Physician
- 8 The Highfield
- 9 Simpsons
- 10 Baloci
- 11 Three Church Road
- 12 La-Pop
- 13 Laghi's
- 14 Damascena
- 15 Costa Coffee
- 16 Starbucks

Retail

- 17 KIN Home
- 18 My Baby Stroller
- 19 Neptune
- 20 OKA
- 21 BoConcept
- 22 Morrisons

Health & Fitness

- 23 Anytime Fitness
- 24 Edgbaston Wellness Clinic

Hotels

- 25 Delta Hotels by Marriott
- 26 Park Regis
- 27 High Field Town House

Tenure

The accommodation is available by way of an effective internal repairing and insuring lease with full recovery via the service charge.

Car Parking

7 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)

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.

Further Information

To find out more or book a viewing, please contact our joint letting agents:



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