



# TO LET

## Preliminary details

**Circa 17,000 sq ft  
(1,579.35 sq m)**

**2610 The Crescent,  
Birmingham Business Park,  
Birmingham,  
B37 7YE**

- Self-contained HQ office building
- To be refurbished to a high standard
- Established business park location
- Excellent on site car parking
- Unrivalled transport links

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0121 233 2330

# Property details – 2610 The Crescent

## Description

2610 The Crescent is a self-contained headquarters office building that is to undergo an extensive refurbishment to provide Grade A office accommodation on the Midlands premier office park. The building sits within its own mature landscaped plot.

The refurbishment will provide:

- Feature double height atrium over upgraded reception area
- New VRF air conditioning throughout
- New WC facilities on both floors
- New suspended ceilings with recessed LED lighting
- Raised access floors
- Shower facilities
- Open plan floor plates
- High quality external redecoration

Refurbishment works can be adapted to suit individual occupiers needs.

## Accommodation

Once completed the property will provide circa 17,000 sq ft of Grade A office space over 2 floors.

## Car Parking

The property has 90 car parking spaces, giving an unrivaled ratio of circa 1:189 sq ft.

## EPC

The refurbishment will be targeting an EPC A rating.

## Tenure

A new lease directly from the landlord.

## Rental

On application.

## Business rates

Further details on application from agent.

## Estate Charge

An estate charge is levied to cover the cost of maintaining the regents Court development and the wider Birmingham Business Park. Details available from the agent.

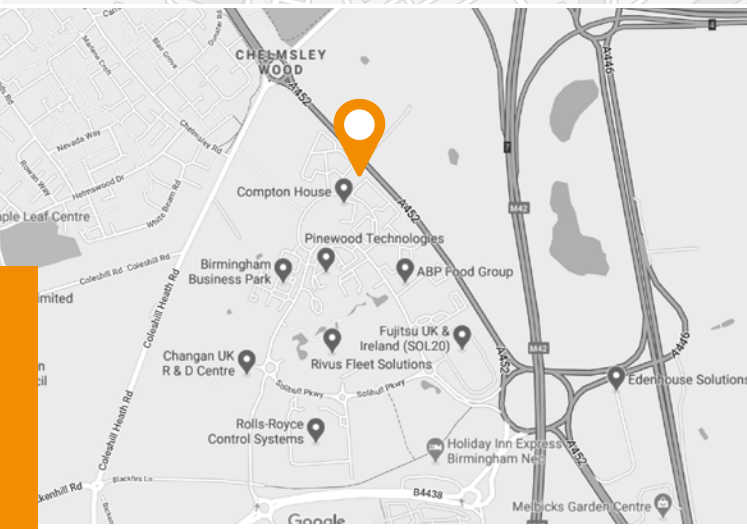
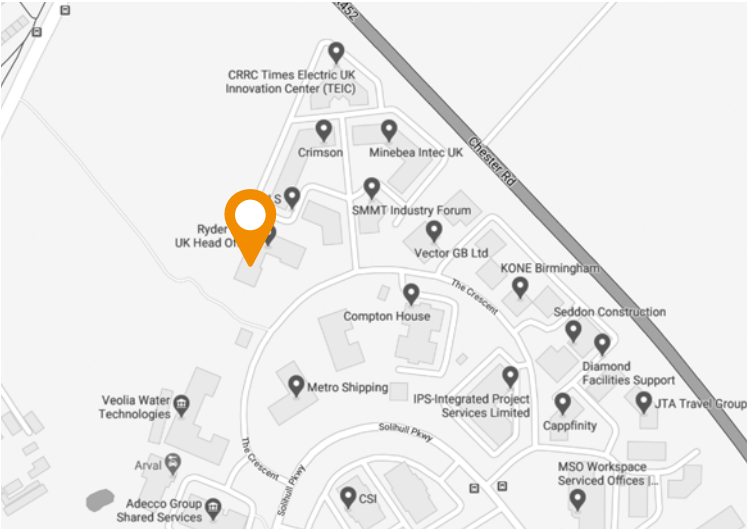
## Legal costs

Each party is to bear their own legal costs incurred in the transaction.

## Viewing

Strictly by appointment with the sole agents.





# Location details

**2610 The Crescent,  
Birmingham Business Park,  
Birmingham,  
B37 7YE**

Birmingham Business Park is situated 13 miles to the east of Birmingham City Centre, 13 miles to the west of Coventry and 3 miles north of Solihull. The Business Park is the most established out-of-town location in the West Midlands and boasts an impressive range of occupiers.

The road communications are excellent, being situated just off Junction 6 of the M42 which provides access to M6/M6 Toll Road, M40 and the M5. Birmingham International Airport and International Railway Station are within close proximity together with the National Exhibition Centre.



**For further information  
and to arrange a viewing,  
please contact:**

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