

Peter Clarke



Regents Court The Crescent, Birmingham Business

£61,852 Per Annum

First Floor Office Suite within a 2 Storey Office Building. To Let. 2,632 sq ft (244.51 sq m). Recently extensively refurbished. New VRV air conditioning, carpets and LED Lighting, 16 parking spaces. Close to Birmingham International Airport & the NEC

Location

Birmingham Business Park is situated about 13 miles east of Birmingham City Centre in the Borough of Solihull.

It has excellent communications. Junction 6 of the M42 and Junction 4 of the M6 are both some 3.5 miles (via the Chester Rd / A452) and 1.5 miles away respectively.

Birmingham International rail station is about 2.5 miles to the south providing a regular service to London Euston as well as to Birmingham New Street, Coventry, Manchester Piccadilly and Glasgow Central. Birmingham International Airport is also close by including the National Exhibition Centre.

The Birmingham Interchange for the new High Speed 2 (HS2) rail network is proposed to be located immediately to the Southeast of Birmingham Business Park.

Description

Birmingham Business Park extends to over 148 acres and provides low density out of town offices & business accommodation set within mature landscaped grounds. It is currently home to over 100 companies. Major occupiers include Rolls Royce, Fujitsu, Goodyear, West Midlands Police, Atos, EE, IML, Uniper, GKN, & the British Heart Foundation.

2460 Regents Court comprises a detached 2 storey self - contained campus style Office Building.

The first floor Suite provides open plan offices set around a central stairs / wc core.

The building has recently been extensively refurbished internally to a Grade A standard.

Floor Areas

2,632 sq ft (244.51 sq m) approximate area based on IPMS 3.

Amenities

The First Floor Suite provides the following: -

- Open plan offices set around a central stairs / service core.
- Raised accessible floors.
- New carpeting and floor coverings throughout.
- Double glazed windows.
- Suspended ceilings with new LED lighting & feature lighting to stairs.
- New Daikin VRV Air conditioning including slimline inset void mounted ducted fan coil units.
- New Dimplex Girona glass front panel heaters to stairs & core.
- Accessible / Female & Gents Wc on the ground floor & separate ladies & gents wc's on the first floor.
- 16 parking spaces.







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