



Birmingham
Business Park

2030

THE CRESCENT

3,534 – 7,129 SQ FT

A fully refurbished comfort cooled office building



SET WITHIN 148 ACRES BIRMINGHAM BUSINESS PARK PROVIDES 2 MILLION SQ FT OF HIGH QUALITY OFFICE SPACE AND IS HOME TO OVER 116 OCCUPIERS.



SPECIFICATION

The building benefits from the following:

Internally

- Open plan floor plates
- New VRF comfort cooling system designed for occupancy at 1:8 sq m
- Mineral fibre suspended ceiling
- LED lighting
- In floor and perimeter trunking
- Door entry system
- EPC rating of B-41
- Male and Female WC's

Externally

- Refreshed landscaping with new planting
- 35 car parking spaces

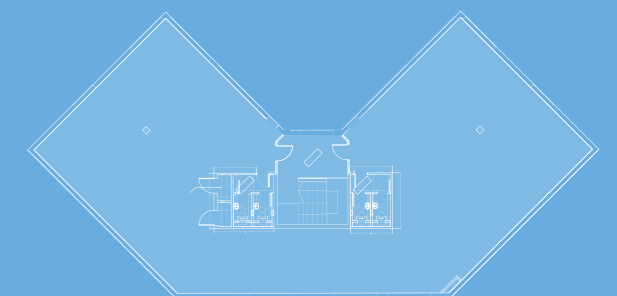
The Park benefits from:

- 24 hr security team
- CCTV coverage and ANPR
- On-site management
- Bus services to and from Birmingham International, Coleshill and Sutton Coldfield

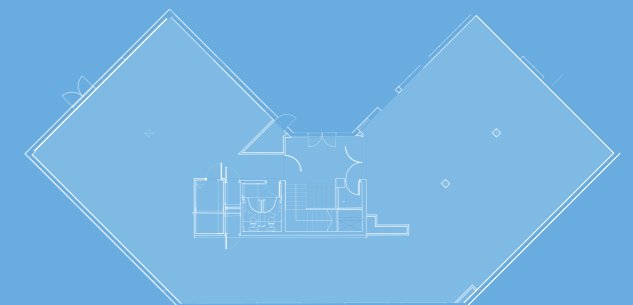
ACCOMMODATION

IPMS 3

| | SQ FT | SQ M |
|--------------|--------------|------------|
| FIRST FLOOR | 3,595 | 334 |
| GROUND FLOOR | 3,534 | 328 |
| TOTAL | 7,129 | 662 |



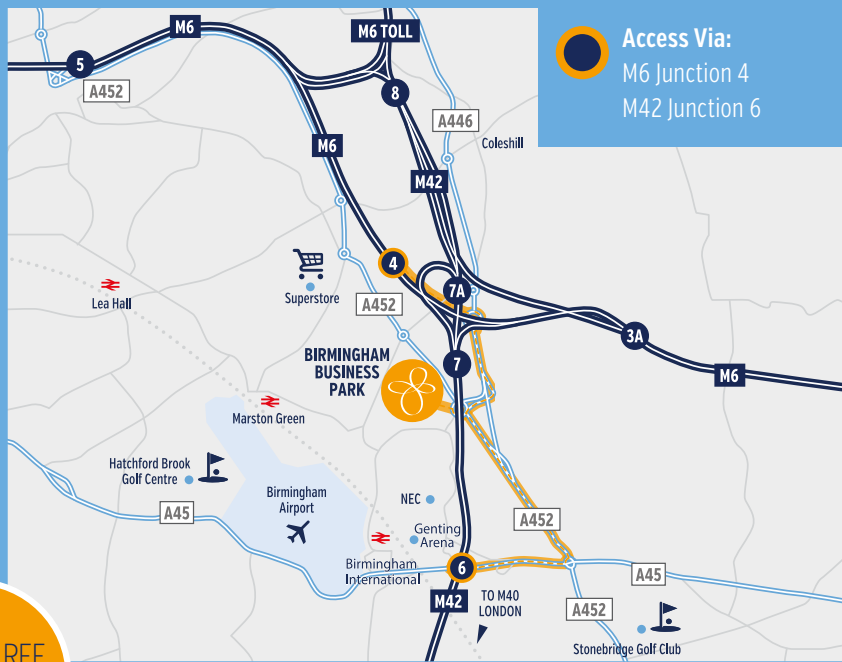
FIRST FLOOR



GROUND FLOOR

IDEALLY LOCATED

BIRMINGHAM BUSINESS PARK IS CENTRALLY LOCATED CLOSE TO BOTH JUNCTION 6 OF THE M42 AND JUNCTION 4 OF THE M6. ACCORDINGLY THE PARK BENEFITS FROM MULTIPLE CONNECTIONS TO THE MIDLANDS MOTORWAY NETWORK AND EASY ACCESS TO BIRMINGHAM CITY CENTRE. BIRMINGHAM INTERNATIONAL RAILWAY STATION AND BIRMINGHAM AIRPORT ARE MINUTES FROM THE PARK OFFERING EXCELLENT NATIONAL AND INTERNATIONAL CONNECTIONS.



SAT NAV REF
B377YE

COMMUNICATIONS



RAIL TIMES FROM BIRMINGHAM INTERNATIONAL RAILWAY STATION

| | |
|-----------------------|----------|
| Birmingham New Street | 10 mins |
| London Euston | 71 mins |
| Manchester Piccadilly | 105 mins |
| Bristol Temple Meads | 115 mins |

Source: National Rail Enquiries



ROAD DISTANCES (AND TIMES)

| | |
|------------------------|----------------------|
| J4 M6 | 1.4 miles (3 mins) |
| J6 M42 | 3.0 miles (5 mins) |
| Solihull Town Centre | 7.6 miles (12 mins) |
| Birmingham City Centre | 12.3 miles (22 mins) |

Source: AA Route Planner



VIEWING STRICTLY THROUGH THE JOINT AGENTS



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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2016