



Birmingham
Business Park

2040

THE CRESCENT

1,584 SQ FT TO LET

A modern ground floor self contained office suite



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

- Gas fired central heating
- Suspended ceilings
- LED lighting
- Perimeter & underfloor trunking
- Male/Female & disabled WC's
- Fully carpeted
- Seperate entrance
- EPC rating of B-41

Externally

- Refreshed landscaping with new planting
- 8 car parking spaces

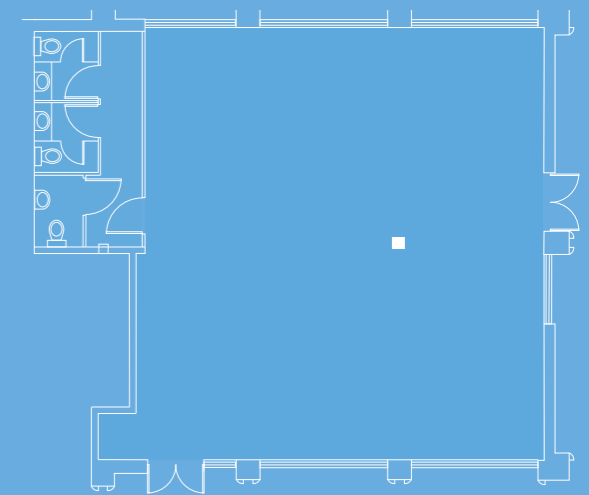
The Park benefits from:

- 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
GROUND FLOOR	1,584	147.0
TOTAL	1,584	147.0



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