



Birmingham
Business Park

2100

THE CRESCENT

25,912 SQ FT TO LET

A fully refurbished self contained office building

THE MOST ESTABLISHED BUSINESS PARK IN THE MIDLANDS



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



FULLY REFURBISHED HEADQUARTERS BUILDING

SPECIFICATION

The building benefits from the following:

Internally

- New glazed reception area
- Open plan floor plates
- New 8 person passenger lift
- New VRF comfort cooling system designed for occupancy at 1:8 sq m
- Perforated metal suspended ceiling
- 2.7m floor to ceiling height
- LED lighting
- In floor and 3 compartment perimeter trunking
- Door entry system
- EPC rating of C-54

Externally

- Refreshed landscaping with new planting
- 119 car parking spaces (1:218 sq ft)

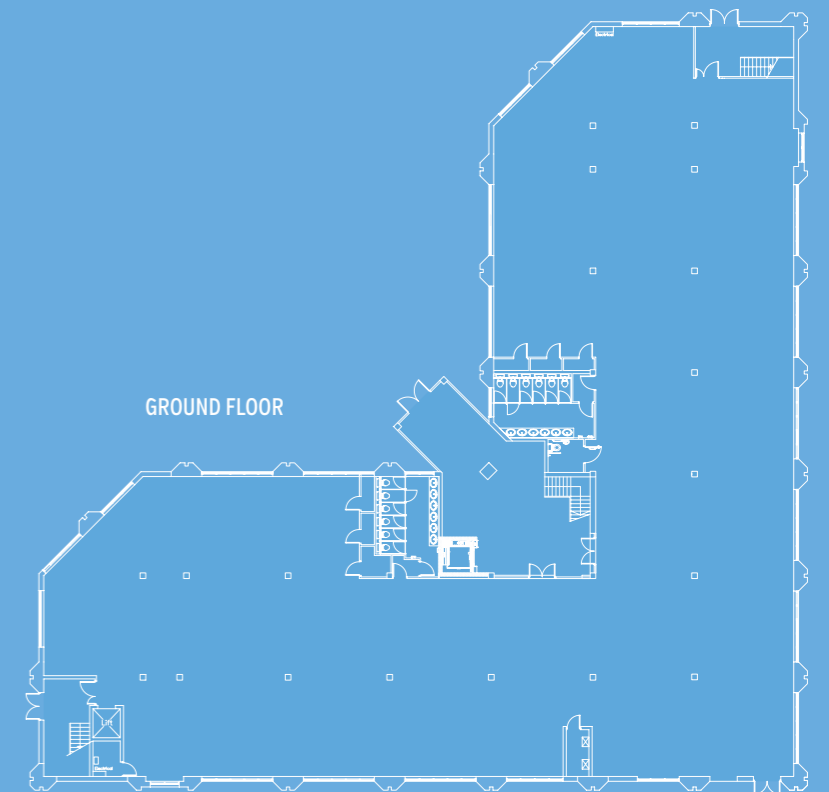
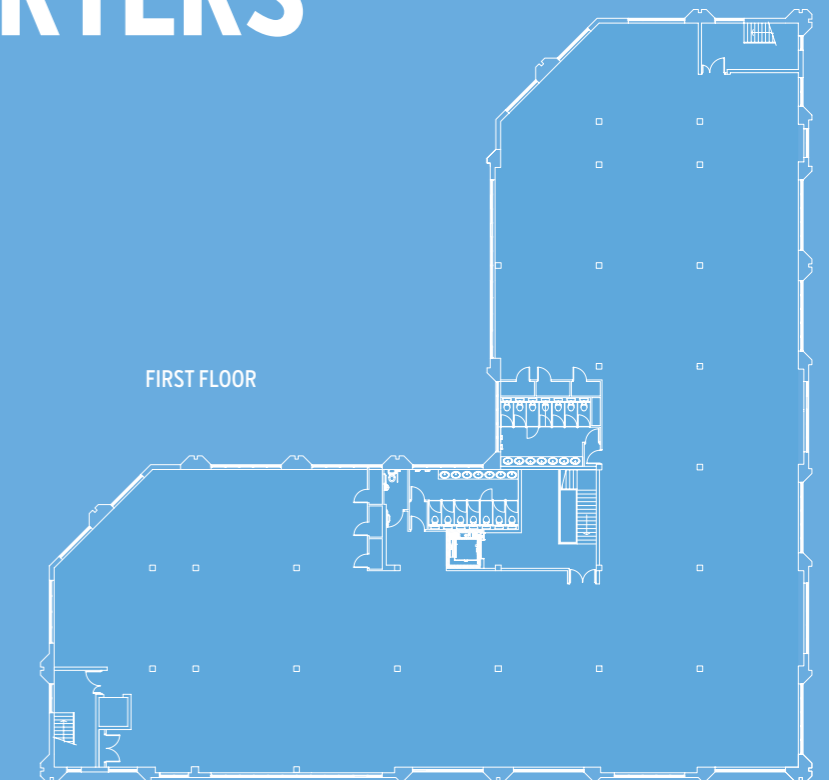
The Park benefits from:

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

ACCOMMODATION

IPMS 3

	SQ FT	SQ M
FIRST FLOOR	13,172	1,224
GROUND FLOOR	12,740	1,184
TOTAL	25,912	2,408



THE PARK

BIRMINGHAM BUSINESS PARK SUPPORTS A BALANCED LIFESTYLE

Grab a coffee or 5 minutes away from your desk. Our on-site café provides a friendly atmosphere for park occupiers and visitors alike.



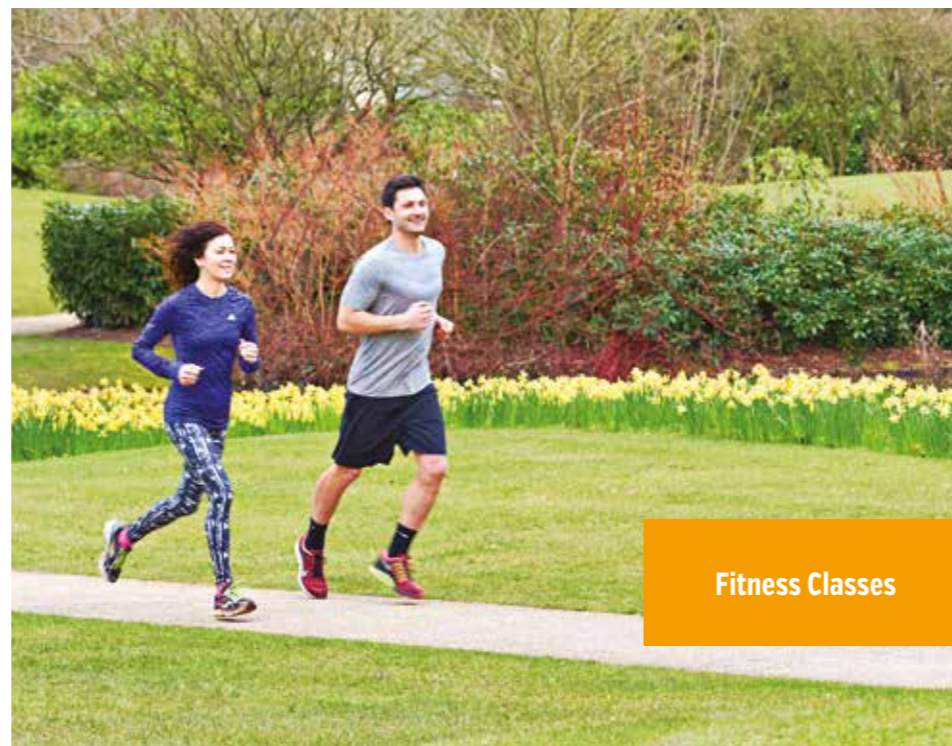
On-Site Café



Food & Coffee Vans



Newsagent



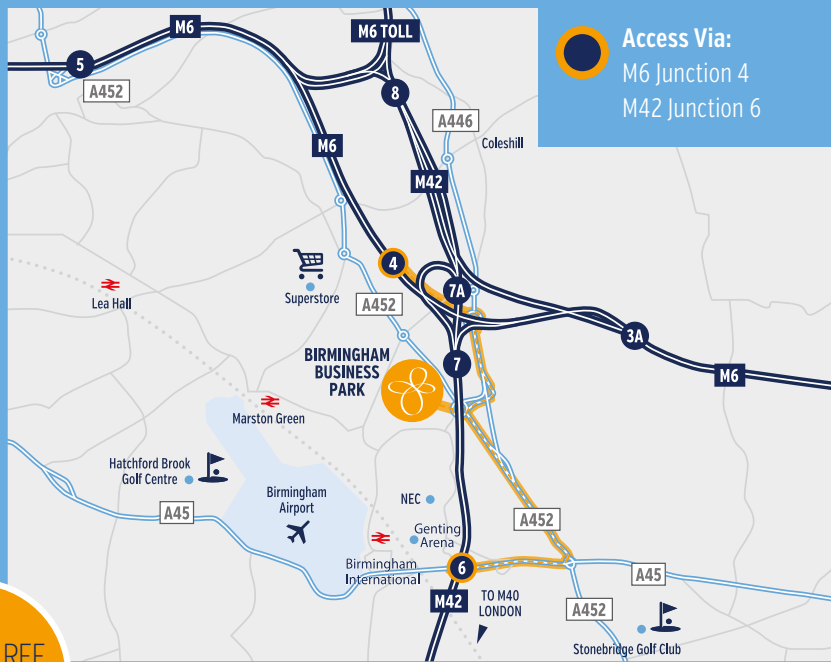
Fitness Classes



Landscaped Gardens & Nature Trails

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