



Birmingham
Business Park

GROUND FLOOR
2040
THE CRESCENT

1,584 SQ FT

A fully fitted comfort cooled office suite





SET WITHIN 148 ACRES BIRMINGHAM BUSINESS PARK PROVIDES 2 MILLION SQ FT OF HIGH QUALITY OFFICE SPACE AND IS HOME TO OVER 120 OCCUPIERS.

SPECIFICATION

The building benefits from the following:

Internally

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

Externally

- Refreshed landscaping with new planting
- 8 car parking spaces

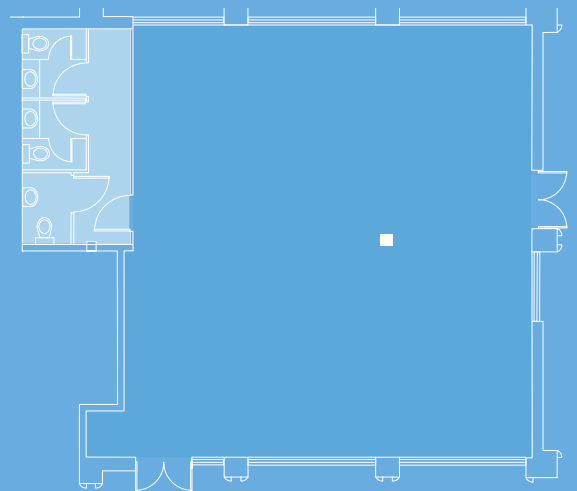
The Park benefits from:

- 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

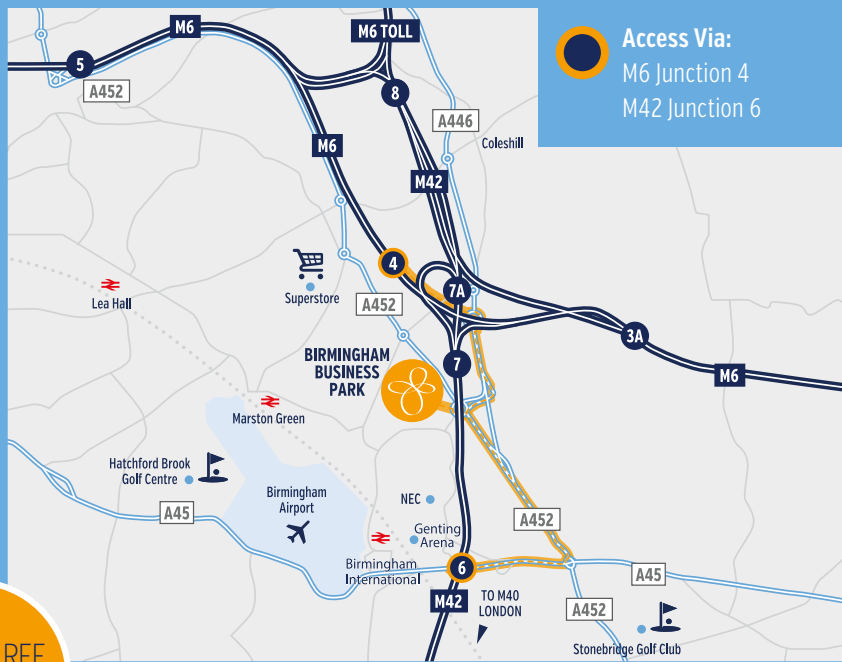
	SQ FT	SQ M
GROUND FLOOR	1,584	147
TOTAL	1,584	147



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



Jonathan Carmalt
0121 643 6440
jonathan.carmalt@eu.jll.com



Adrian Griffith
0121 236 8236
adrian.griffith@avisonyoung.com



Malcolm Jones
0121 233 2330
mjones@kwboffice.com

Owned by



parkpresentfuture.co.uk