GROUND FLOOR

2030

THE CRESCENT

3,534 SQ FT

A fully refurbished 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.

The building benefits from the following:

**SPECIFICATION**

**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
- 17 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**

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>3,534</td>
<td>328</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3,534</td>
<td>328</td>
</tr>
</tbody>
</table>

**IPMS 3**

**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.

COMMUNICATIONS

RAIL TIMES FROM BIRMINGHAM INTERNATIONAL RAILWAY STATION

<table>
<thead>
<tr>
<th>Destination</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Birmingham New Street</td>
<td>10 mins</td>
</tr>
<tr>
<td>London Euston</td>
<td>71 mins</td>
</tr>
<tr>
<td>Manchester Piccadilly</td>
<td>105 mins</td>
</tr>
<tr>
<td>Bristol Temple Meads</td>
<td>115 mins</td>
</tr>
</tbody>
</table>

Source: National Rail Enquiries

ROAD DISTANCES (AND TIMES)

<table>
<thead>
<tr>
<th>Location</th>
<th>Miles</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>J4 M6</td>
<td>1.4</td>
<td>3 mins</td>
</tr>
<tr>
<td>J6 M42</td>
<td>3.0</td>
<td>5 mins</td>
</tr>
<tr>
<td>Solihull Town Centre</td>
<td>7.6</td>
<td>12 mins</td>
</tr>
<tr>
<td>Birmingham City Centre</td>
<td>12.3</td>
<td>22 mins</td>
</tr>
</tbody>
</table>

Source: AA Route Planner

VIEWING STRICTLY THROUGH THE JOINT AGENTS

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Owned by

BLACKROCK

parkpresentfuture.co.uk

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. January 2018.