



1a & 1b Greenfield Crescent

Edgbaston, Birmingham B15 3BE

FOR SALE (MAY LET)

- Two office premises of **4,782 sq ft** (445 sq m)
- Total approx. **9,584 sq ft** (890 sq m)
- Available separately or together
- Secure on-site car parking spaces
- In the heart of the planned 'Edgbaston Village' enhancement area
- Close to excellent amenities



Description

No.1a &1b Greenfield Crescent have previously been occupied as one building, but are now marketed for sale as two smaller buildings, although they can still be acquired as one.

The buildings are of red brick construction set amongst landscaped grounds, part of the Quadrant Court scheme. The buildings are served by one passenger lift which maybe allocate to one or other of the units subject to agreed split of the building.

Accommodation

They provide accommodation over ground, 1st and 2nd floors, with male and female WC facilities and separate stairs and entrance to each. Still subject to measurement, but we are advised that each building has an approximate net internal area of 4,782 sq ft (445 sq m).

Location

Located at the very heart of Edgbaston's vibrant commercial district on the prestigious Calthorpe Estate. The prestigious residential area Edgbaston adjoins close by.

Edgbaston is home to some of the UK's leading businesses, including a regional HQ for HSBC and the HQ for Medical Research business 'The Binding Site', both located on Calthorpe Rd a few hundred yards from the premises. Other nearby occupiers include The Big Lottery, ROSPA, Zurich Financial Services and Capita. The main Birmingham University campus is also situated close by in Edgbaston.

Accessibility

Accessibility is one of Edgbaston's main attractions.

Rail: It is served by Five ways Station, just a few minutes' walk from the premises. This station provides direct links into Birmingham's New Street Station and takes in many of the regions key residential districts via the important Cross City Line.

Road: Access is also very good both from the City Centre and out to the motorway network via the A456 Hagley Road. Many of the City's bus routes serve Edgbaston from across the City.

Parking: On-site car parking spaces available within the Quadrant Court car park to the rear, with access from Greenfield Crescent via a dedicated barrier controlled entrance. Also free on-road parking near by for convenient access by visitors.

Amenities

Edgbaston provides a wide range of amenities both for local businesses and residents, including

- The Michelin starred Simpsons restaurant
- Edgbaston Deli
- The Marriot Hotel
- Children's Nurseries
- The Birmingham Botanical Gardens
- Edgbaston Golf Club
- Edgbaston Priory Squash & Tennis Club
- Morrisons and Tesco supermarkets
- Costa Coffee coming soon
- Private hospitals
- Schools, including Edgbaston High and King Edwards
- Edgbaston cricket ground and conference centre
- Brindleyplace, with its numerous restaurants and bars

In addition Calthorpe Estates have long term plans to create an 'Edgbaston Village' centred around Greenfield Crescent.



Tenure & Disposal

The buildings are available for sale on a long leasehold basis, although our client may consider a letting. Price and further details upon application.

Energy Performance Certificate (EPC)

An EPC is available upon request. The building has an energy rating of C (72).

Service Charge & Business Rates

Details upon application.

Legal Costs

Each party will be responsible for their own costs.

VAT

We are advised that the property is elected for VAT.

Further Information and Viewing:



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