

3 GREENFIELD CRESCENT

2ND FLOOR OFFICE SUITE TO LET

FURNISHED OR UNFURNISHED



3 GREENFIELD CRESCENT,
EDGBASTON,
BIRMINGHAM, B15 3BE

1,050 sq ft (97.54 sq m)

plus parking

**Philippa
Pickavance**
REAL ESTATE

0121 454 4676

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TO LET

2ND FLOOR OFFICE SUITE

EDGBASTON



Location

The premises has direct access from Greenfield Crescent in the heart of the thriving Edgbaston commercial district on the Calthorpe Estate in one of the UK's largest conservation areas. Greenfield Crescent is also at the heart of the newly launched 'Edgbaston Village' area where a mix of uses are now found including restaurants, bars, cafes, gym and hotels. Edgbaston is also one of the prime residential areas of Birmingham and close to the new QE Hospital.

Local Amenities

Within closer walking distance are the restaurant offerings on Highfield Rd including;

- Simpsons Michelin starred restaurant
- 'The Edgbaston', newly opened hotel and bar
- Edgbaston Deli

Other amenities close by include;

- The Marriott Hotel
- Morrisons and Tesco supermarkets
- Crèche/nursery facilities
- Five ways leisure facilities including cinemas, bars and restaurants
- Edgbaston Golf Club
- Priory Tennis Club
- Broad Street and Brindleyplace within a 10 minute walk.

Description

The available office space is the entire second floor of a 3 storey period office building which has been refitted and designed internally by Architects. The current tenants SVM Associates occupy the remainder of the space and can offer some shared amenities.

More particularly the suite comprises;

- 16 desks and chairs
- Small power & Data installed
- Painted plastered walls
- New carpet throughout
- Lighting and gas fired heating
- Sink/drainage/tea making area
- Open plan office space with one separate meeting room
- Intercom access

Shared amenities on offer include;

- Manned reception in office hours
- Use of main ground floor kitchen
- w/c facilities
- Board room/meeting room (subject to availability and charged dependant upon use)

Subject to contract

Accommodation

We have measured the premises in accordance with the RICS code of measuring practice 6th edition and confirm the following approximate net internal floor areas;

| | Sq Ft | (Sq m) |
|--------------|--------------|----------------|
| Main suite | 826 | (76.74) |
| Meeting room | 224 | (20.80) |
| Total | 1,050 | (97.54) |

Tenure

The suite is available on a short term letting, at terms to be agreed. The preference is to let fully furnished at a rent of £14.0 per sq ft. Parking will be charged at £850 per space per annum. Consideration maybe given to letting unfurnished. Full details of terms available upon request.

Energy Performance Certificate (EPC)

The premises has an EPC rating of C (58). Available upon request.

Service Charge & Rateable Value

A service charge will be established to cover heating in the suite and heating and lighting of common parts, cleaning etc. The suite already has a separate electricity meter. Rates and building insurance will be paid on a pro rata basis of the whole building. Further details upon request.

Legal Costs

Each side will be responsible for their own legal costs

VAT

VAT will be paid on rent and service charge at the prevailing rate.

Viewing and Further Information

By appointment with the sole agent;

Philippa Pickavance - 0121 454 4676

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