

2610 The Crescent

BIRMINGHAM BUSINESS PARK, SOLIHULL, B37 7YE

Self-contained office building with excellent parking provision 17,886 sq ft (1,662 sq m)



2610 The Crescent is a self-contained headquarters office building that sits within its own mature landscaped plot and which benefits from 90 car parking spaces.

The building is to undergo an extensive refurbishment to provide Grade A office accommodation over two floors; refurbishment works that can be adapted to suit individual occupiers' specific requirements.

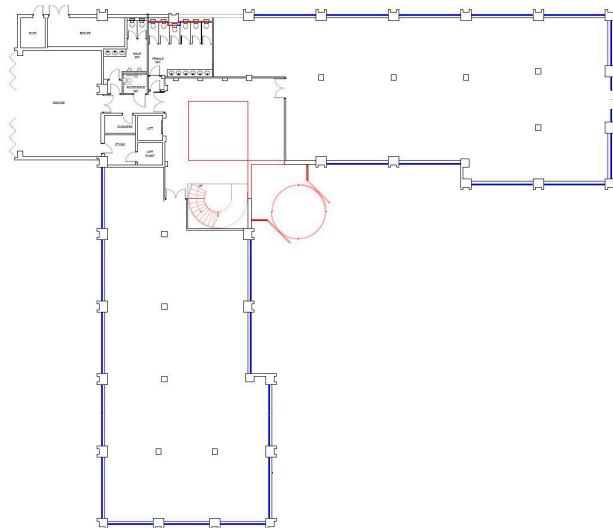
KEY HIGHLIGHTS

- Self-contained office accommodation arranged over ground and first floors
- Business park location providing easy access to M6 J4A and M42 J6
- Due to undergo an extensive refurbishment
- Feature double height atrium over upgraded reception area
- New VRF air conditioning throughout
- New WC facilities on both floors
- New suspended ceilings with recessed LED lighting
- Raised access floors
- Shower facilities
- DDA compliant
- 90 car parking spaces (1:199 sq ft) including EV charging points

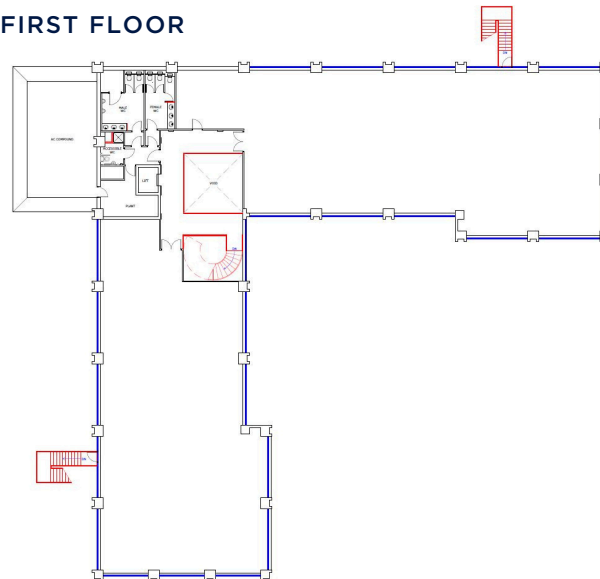




GROUND FLOOR



FIRST FLOOR



LEASE TERMS

The property is available to let in its entirety on new full repairing and insuring lease terms to be agreed.

RENT

Available upon application.

BUSINESS RATES

The Tenant will be responsible for the payment of Local Authority rates. We recommend that interested parties make their own enquiries to the Local Authority.

ESTATE CHARGE

A service charge will be levied toward the cost of the maintenance of the common areas of the estate.

ACCOMMODATION

	Sq Ft	Sq M
First Floor	8,943	831
Ground Floor	8,943	831
Total	17,886	1,662



SITUATION

2610 The Crescent is located on Birmingham Business Park, approximately 13 miles to the east of Birmingham City Centre, 13 miles to the west of Coventry and 3 miles north of Solihull. The Business Park is one of the most established out-of-town locations in the West Midlands and boasts an impressive range of occupiers.

The road communications are excellent, being situated just off Junction 6 of the M42 which provides access to M6/M6 Toll Road, M40 and the M5. Birmingham Airport and Birmingham International Railway Station are within close proximity together with Resorts World and the National Exhibition Centre.

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VAT

VAT is payable at the prevailing rate.

EPC

The property has a target EPC rating of A.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

AML checks may be required in accordance with HMRC regulations when heads of terms are agreed.

CONTACT

For further information please contact:

Jonathan Ottewell

Associate Director
+44 (0) 7972 000 150
jottewell@savills.com

Paddy Amphlett

Graduate Surveyor
+44 (0) 7779 912 253
paddy.amphlett@savills.com

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