



TO LET

Preliminary details

**Circa 17,000 sq ft
(1,579.35 sq m)**

**2610 The Crescent,
Birmingham Business Park,
Birmingham,
B37 7YE**

- Self-contained HQ office building
- To be refurbished to a high standard
- Established business park location
- Excellent on site car parking
- Unrivalled transport links

www.kwboffice.com

0121 233 2330

Property details – 2610 The Crescent

Description

2610 The Crescent is a self-contained headquarters office building that is to undergo an extensive refurbishment to provide Grade A office accommodation on the Midlands premier office park. The building sits within its own mature landscaped plot.

The refurbishment will provide:

- 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
- Open plan floor plates
- High quality external redecoration

Refurbishment works can be adapted to suit individual occupiers needs.

Accommodation

Once completed the property will provide circa 17,000 sq ft of Grade A office space over 2 floors.

Car Parking

The property has 90 car parking spaces, giving an unrivaled ratio of circa 1:189 sq ft.

EPC

The refurbishment will be targeting an EPC A rating.

Tenure

A new lease directly from the landlord.

Rental

On application.

Business rates

Further details on application from agent.

Estate Charge

An estate charge is levied to cover the cost of maintaining the regents Court development and the wider Birmingham Business Park. Details available from the agent.

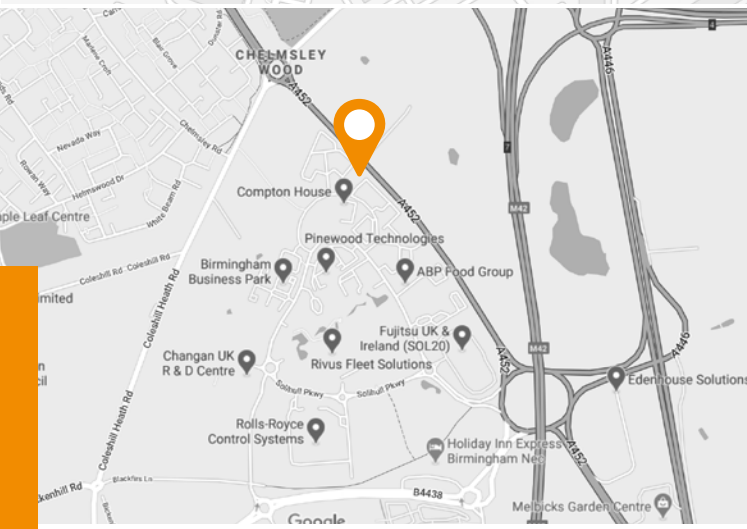
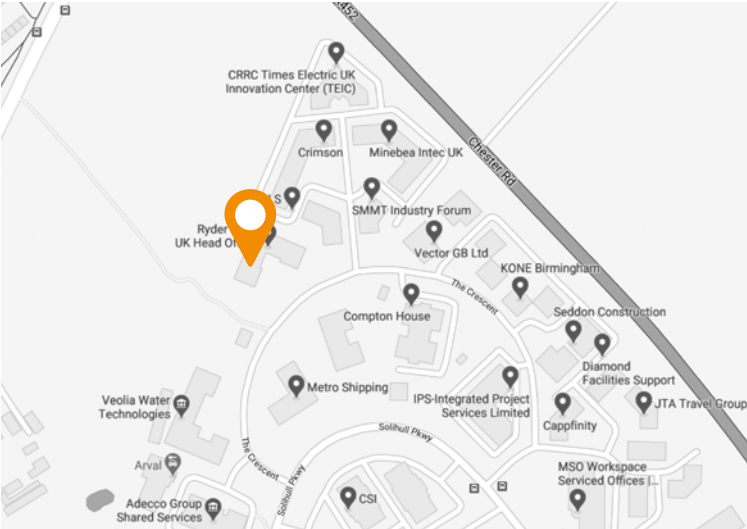
Legal costs

Each party is to bear their own legal costs incurred in the transaction.

Viewing

Strictly by appointment with the sole agents.





Location details

**2610 The Crescent,
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Birmingham Business Park is situated 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 the most established out-of-town location 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 International Airport and International Railway Station are within close proximity together with the National Exhibition Centre.



**For further information
and to arrange a viewing,
please contact:**

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