

OFFICE TO LET



9 GREENFIELD CRESCENT

Edgbaston, Birmingham, B15 3AU

SELF CONTAINED, PERIOD PROPERTY AVAILABLE TO

LET 3,990 SQ FT (370.68 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

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DETAILS

DESCRIPTION

9 Greenfield Crescent offers a rare opportunity to occupy a fully self-contained building, providing boutique style offices which would suit any occupier looking to make a statement.

The property has been tastefully decorated making it ready for immediate occupation, delivering the perfect space with minimum disruption to your business.

Situated over 3 floors, this beautiful period property has been designed to include a welcoming reception area, boardroom, meeting room and kitchen on the ground floor, with offices on the upper floors.

Located in Edgbaston, the space is perfect for occupiers who require premium space outside the city centre.

At Greenfield Crescent, we give you the best of both worlds. Designed to offer a well-balanced, relaxing environment both to work and socialise. Surrounded by an abundance of high-end amenities we have you covered.

To fully appreciate the location and specification of this property, viewing is highly recommended.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,161	107.86	Available
1st	1,418	131.74	Available
Ground	1,411	131.09	Available
Total	3,990	370.69	

KEY FEATURES

- Well proportioned, 3 storey, self-contained building
- Period features including high ceilings and large windows, benefitting the property with excellent natural daylight
- Feature reception area
- Boardroom
- Additional basement area ideal for storage (287 sq ft)
- Quality W/C and shower facilities
- 10 on-site parking spaces available
- Prestigious Edgbaston address
- Property sits just outside the Clean Air Congestion zone
- Within walking distance of Edgbaston Village Metro stop - 10 minutes to Birmingham City Centre
- Excellent location benefitting from amenities within Edgbaston Village
- High speed broadband available in the area
- Opportunity at rear to create secure cycle storage if required

OUTGOINGS

- **Rent:** £24.50 per sq ft
- **Rates:** £4.85 per sq ft Based on 2023 valuation
- **Service charge:** n/a
- **Estate charge:** On application
- **EPC:** E (103)



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Amenities right on your doorstep

Bars & Restaurants

- 1 Chapter
- 2 Loki Wine
- 3 Smoke and Ash
- 4 Village Kitchen
- 5 Boston Tea Party
- 6 The Blue Piano
- 7 The Physician
- 8 The Highfield
- 9 Simpsons
- 10 Baloci
- 11 Three Church Road
- 12 La-Pop
- 13 Laghi's
- 14 Damascena
- 15 Costa Coffee
- 16 Starbucks

Retail

- 17 KIN Home
- 18 My Baby Stroller
- 19 Neptune
- 20 OKA
- 21 BoConcept
- 22 Morrisons

Health & Fitness

- 23 Anytime Fitness
- 24 Edgbaston Wellness Clinic

Hotels

- 25 Delta Hotels by Marriott
- 26 Park Regis
- 27 High Field Town House

**ONE OF
BIRMINGHAM'S
MOST DESIRABLE
LOCATIONS**

9 Greenfield Crescent is situated in the heart of Edgbaston Village, a vibrant leisure and lifestyle location.

Located outside the Clean Air congestion charge zone, the building is within easy walking distance from Brindleyplace, Centenary Square and the city centre.

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9 Greenfield Crescent is situated in a prominent position in the Edgbaston Commercial District located within the heart of Edgbaston Village. This vibrant leisure and lifestyle location is also based outside the Clean Air Zone.

Transport Links: The property is well connected by rail, bus, tram and road. Birmingham City Centre, is just over 1 mile/18 minute walk away. The Edgbaston Village Metro tram stop is a few minutes walk, taking you into Birmingham City Centre in 10 minutes and as far as Wolverhampton in just under an hour. Fiveways Rail station is also around a 10 minute walk away providing a 3 minute cross city service to Birmingham New Street.

If you are travelling by road, Edgbaston is just off the city's ring road and the A456, one of the main arterial routes in and out of the City. The location also offers good access to the M5, M6 and the national motorway network.

Local Amenities: The property is well serviced with an abundance of local restaurants. Chapter, located on the ground floor of the building, is a delightful independent neighbourhood restaurant and bar celebrating superb seasonal British produce in the heart of Edgbaston Village.



CONTACT US

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