



Birmingham
Business Park

www.birminghambusinesspark.co.uk



REFURBISHED

2100 The Crescent

First floor office

TO LET

13,035 sq ft (1,211 sq m)



SPACE TO WORK

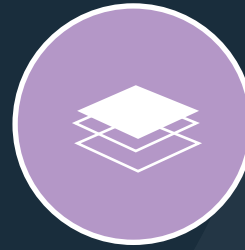
Indicative photograph



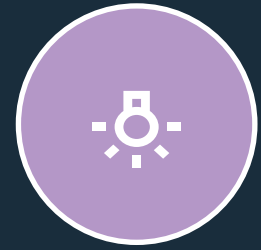
**open plan
floor plate**



**VRF
comfort cooling
system**



**perforated metal
suspended ceiling**



**LED
lighting**



**raised
access floor**



**door
entry system**



**male
& female WC's**



**shower
facilities**



**61 car
parking spaces**



**EPC
rating B41**

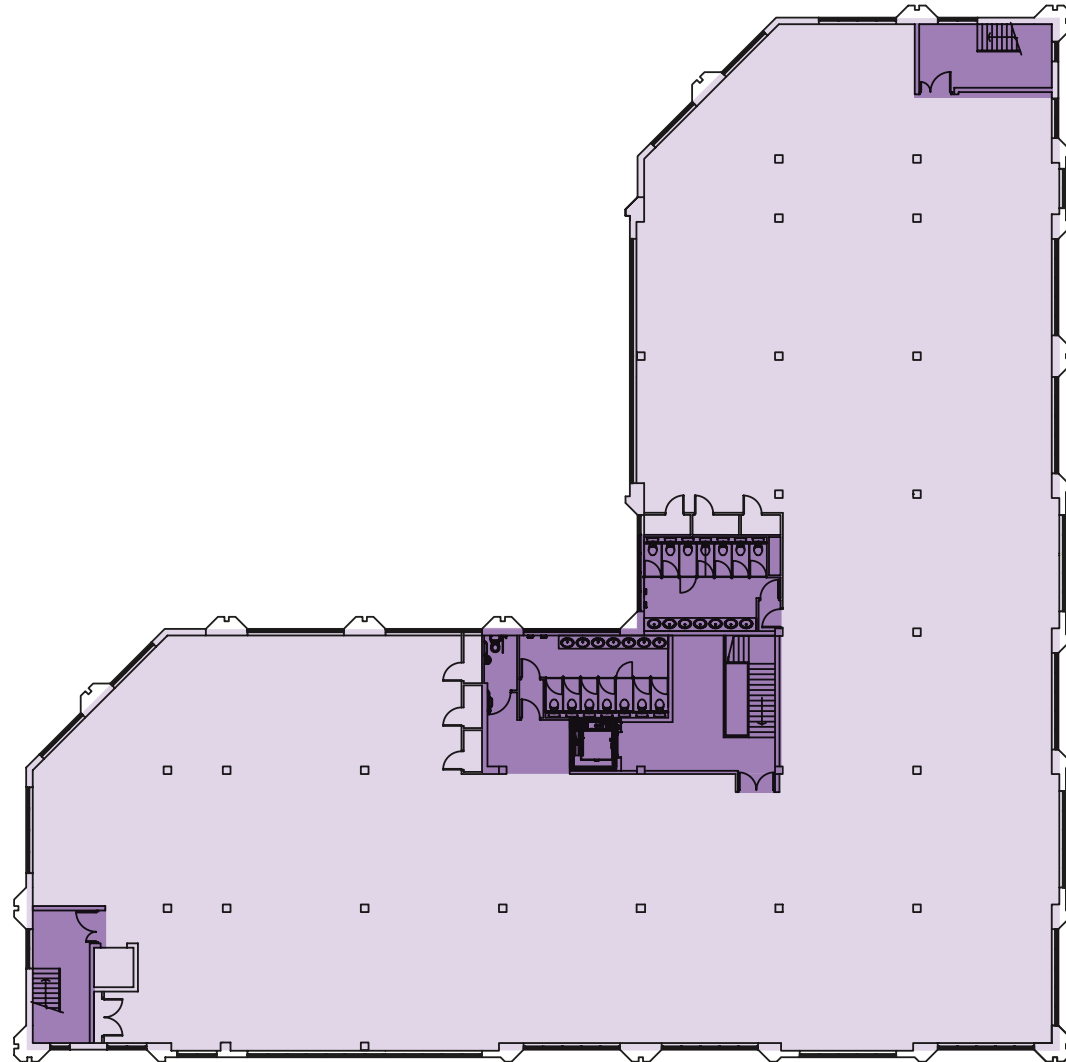


**24 hr
on site
security office**

FLOOR PLAN

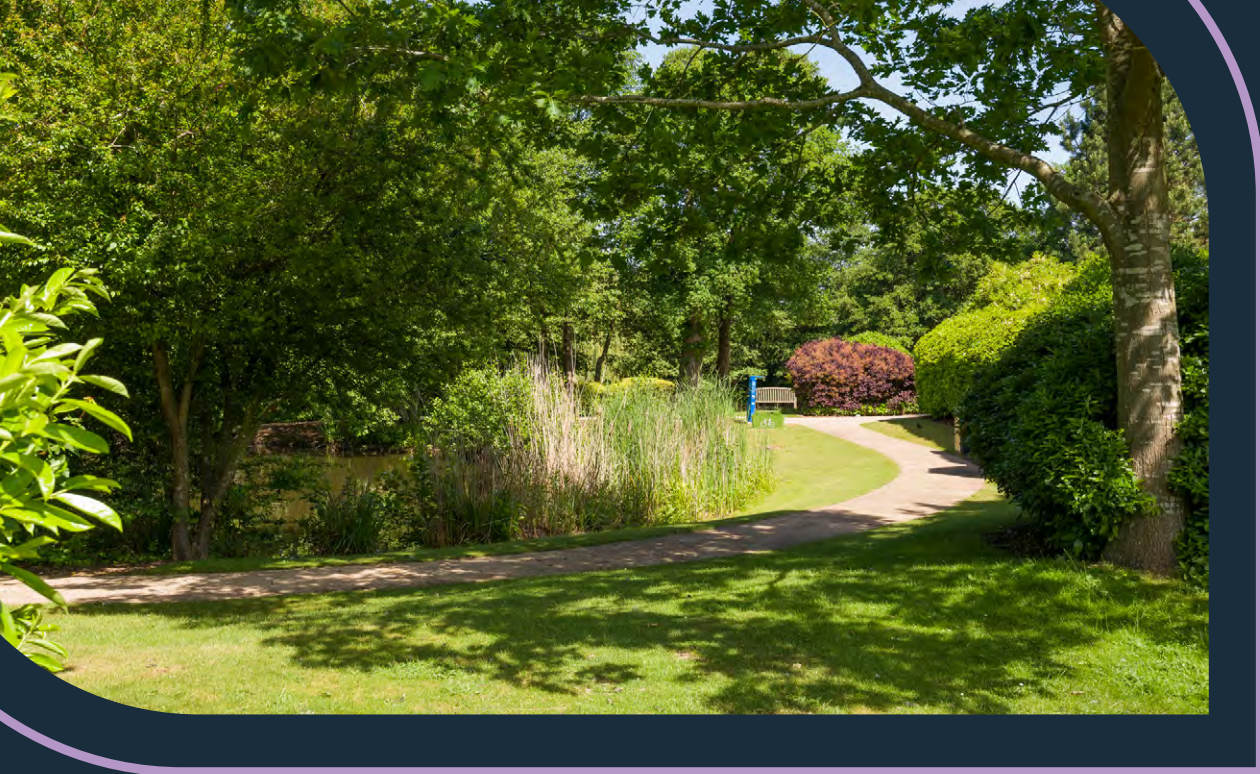
Floor (IPMS3)	sq ft	sq m
First Floor	13,035	1,211
Total	13,035	1,211

61 car parking spaces



First Floor





Set in 150 acres of mature parkland, Birmingham Business Park is the most established out of town business park in the Midlands. Home to over 150 companies boasting an impressive range of high profile businesses including IMI, Sulzer and Rolls Royce. A multi award winning top location for walking and cycling and an International Corporate Social Responsibility recognised business park in an unrivalled location.

Birmingham Business Park has a thriving community with Greggs, WH Smith, dry cleaners and nursery all on site along with foodie Thursday and other regular activities embracing wellbeing at work.

There is also Resorts World and NEC on the doorstep, offering nationally recognised retail and leisure outlets.

SPACE TO BLOSSOM



**woodland
walk**



**outdoor
gym**



**greggs
bakery**



**dry
cleaners**



e-bikes



**bicycle
racks**



**food
trucks**



**Independent
coffee shop**



**wiggles
day nursery**



whsmith



**table
tennis tables**



**giant
games**



**cycle
paths**



**wild
flower meadow**



**park
management
office**





SPACE TO THRIVE

SPACE TO CONNECT



Birmingham International Railway Station nearby has regular train services to many parts of the country.

Coventry	10 mins
Birmingham New Street	10 mins
London Euston	1hr 8 mins
Manchester Piccadilly	1hr 48 mins
Bristol Temple Meads	1hr 48 mins
Liverpool	2hr 10 mins
Leeds	2hr 20 mins

Source Google

JOURNEY TIMES



Birmingham Airport with its international connections is only a short distance away.

Paris	1hr 15 mins
Amsterdam	2hr 5 mins
Frankfurt	2hr 50 mins
Madrid	2hr 25 mins
Dubai	6hr 40 mins
New York	6hr 45 mins
New Delhi	8hr 20 mins

Source Google

JOURNEY TIMES



Access is gained via Junction 6 of the M42 motorway or Junction 4 of the M6 motorway.

J6 M42	3 miles	5 mins
J4 M6	2 miles	3 mins
Solihull	8 miles	12 mins
Birmingham	12 miles	22 mins
London	110 miles	1hr 56 mins
Coventry	11 miles	20 mins

Source Google

JOURNEY TIMES

Just minutes from Junction 6 of the M42, the Park is perfectly located for easy access to all the major road and motorway networks as well as rail and air links, with Birmingham International Railway Station, Birmingham Airport and the proposed HS2 Interchange within close proximity.

The Park sits at the heart of the national motorway network with 75% of the UK population within a 3 hour drive time.



Various bus services operate within and close to the Park offering a comprehensive service across the West Midlands. Autonomous bus servicing the Park to Birmingham International railway station. Further details:

www.birminghambusinesspark.co.uk/location



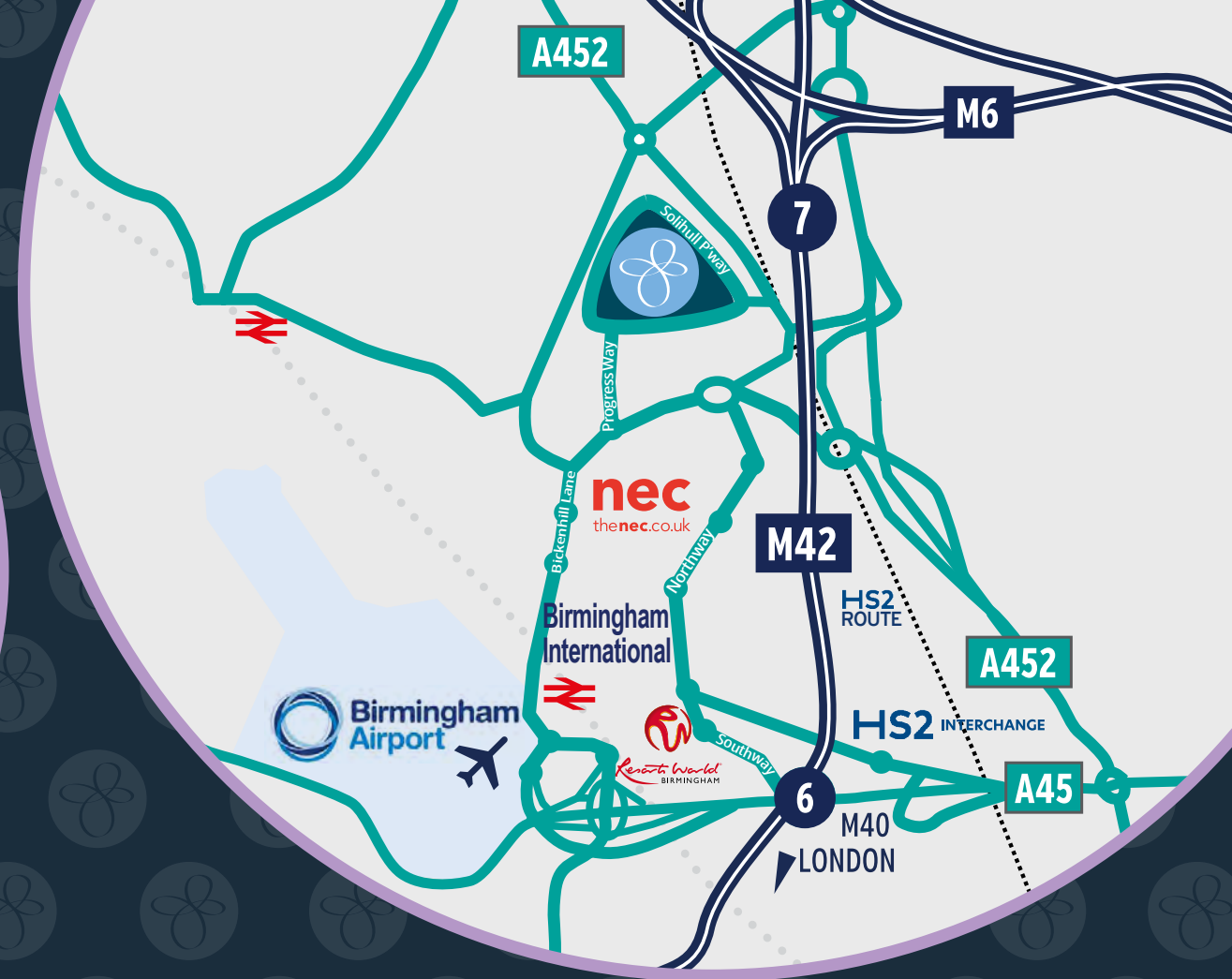
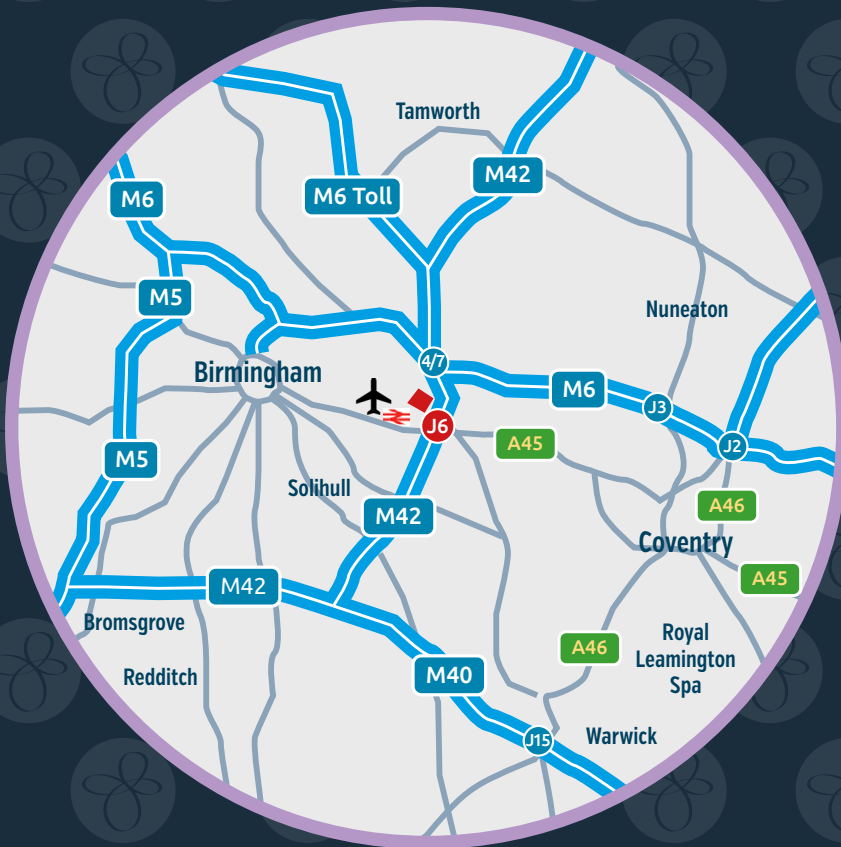
HS2 Interchange is currently under construction.



 *Resorts World*
BIRMINGHAM **nec**
the **nec.co.uk**

Perfectly positioned within walking distance to Resorts World and the NEC.

Whether you are organising a prestigious conference or exhibition at the internationally acclaimed NEC or grabbing lunch at Resorts World.



CONNECT WITH US

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