



hexagon™  
commercial property



- OUTSIDE CLEAN AIR ZONE
- IN THE HEART OF AFFLUENT VILLAGE OF EDGBASTON
- 10 MINUTES FROM FIVE WAYS STATION

## OFFICES

From 893 to 1,969 Sq Ft (182 Sq M)

POA

1st & 2nd Floors, 4 Greenfield Crescent, Edgbaston,  
B15 3BE

# TO LET



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## Description

The office space is situated on the first and second floor above retail space, and is accessible by the side door. Internally the property offers a mixture of cellular and open plan space. It has a high quality fit out and the floors are accessible via stairs. Car parking is available to the rear in a public pay and display car park, alternatively space is available in the area on a separate licence fee arrangement.

## Location

Greenfield Crescent is situated in the heart of Edgbaston's commercial district and Edgbaston Village, a vibrant leisure and lifestyle location. Outside the Clean Air congestion charge zone, it is a few minutes walk to Five Ways train station and Edgbaston Village Metro stop, and easy walking distance to Brindley place, Centenary Square and Birmingham city centre.

## Accommodation

First Floor - 1,076 Sq Ft

Second Floor - 893 Sq Ft

Total - 1,969 Sq Ft

## Rates

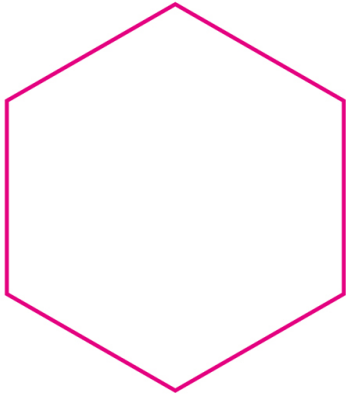
The property is currently includes the Ground Floor space within the Business Rates listing, therefore please contact the Agent for further details on the Rateable Value / rates payable.

## Terms

The premises are to be let by way of new lease on terms to be agreed.

Prospective tenant will be required to pay a service charge contribution - costs to be confirmed.

Tenants to pay their own heating and electric.



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