

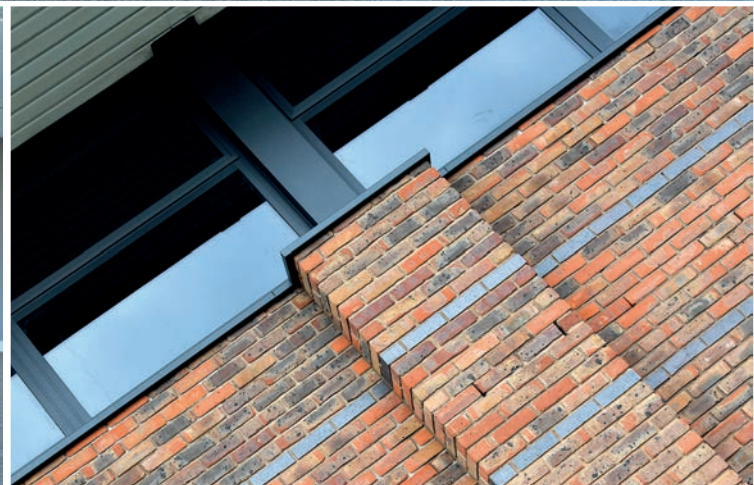


 **2480 REGENTS COURT**
BIRMINGHAM BUSINESS PARK

TO LET - Totalling 8,750 sq.ft. (812 sq.m.)

A FULLY REFURBISHED AIR CONDITIONED OFFICE BUILDING

THE CRESCENT • BIRMINGHAM • WEST MIDLANDS • B37 7YE



SET WITHIN **148 ACRES**, BIRMINGHAM BUSINESS PARK PROVIDES **2 MILLION SQ.FT.** OF HIGH QUALITY OFFICE SPACE AND IS HOME TO **OVER 120 OCCUPIERS**.

KEY FEATURES

The building has undergone an extensive refurbishment throughout to a high standard which includes:

- Fully refurbished to Cat A specification
- Brand new Daikin VRV air conditioning system
- 150mm raised access floor with busbar distribution
- 48 car parking spaces
- New suspended ceiling with recessed LED lighting
- Lift
- New WCs refurbished to a high standard
- Set within attractive landscaped grounds



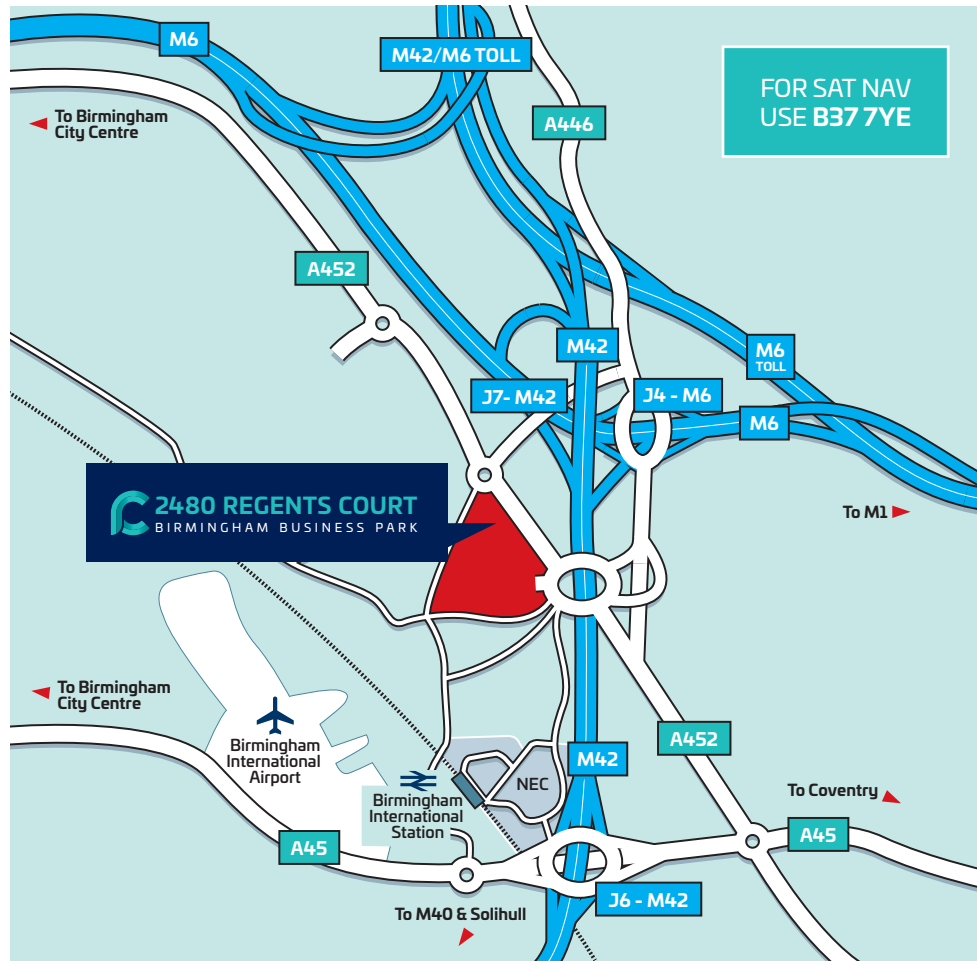




IDEALLY LOCATED

Birmingham Business Park is centrally located to both Junction 6 of the M42 and Junction 4 of the M6. The park benefits from multiple connections to the Midlands motorway network and easy access to Birmingham City Centre.

Birmingham International Railway Station and Birmingham Airport are minutes from the park offering excellent national and international connections.



COMMUNICATIONS

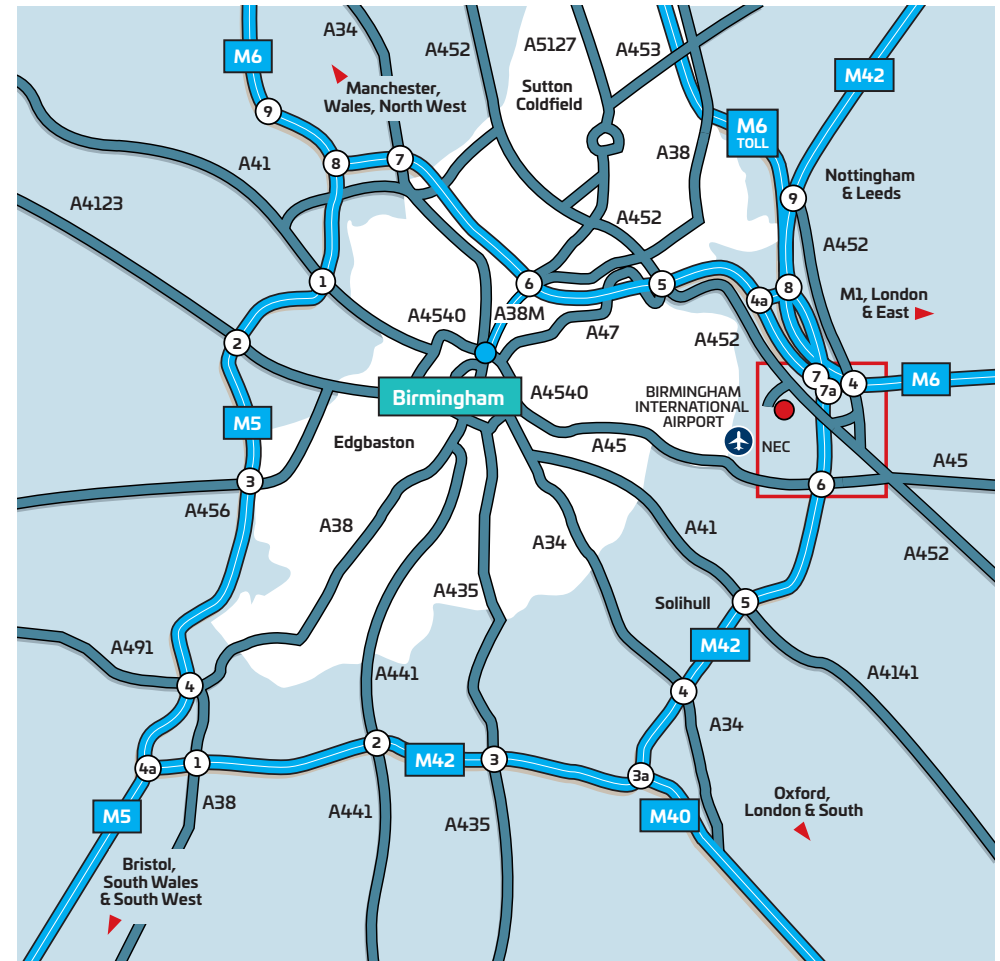
Times from Birmingham International

Birmingham New Street	10 mins
London Euston	71 mins
Manchester Piccadilly	105 mins
Bristol Temple Meads	115 mins

Road distances with times

J4 M6	1.4 miles (3 mins)
J6 M42	3.0 miles (5 mins)
Solihull Centre	7.6 miles (12 mins)
Birmingham Centre	12.3 miles (22 mins)

Source: AA Route Planner







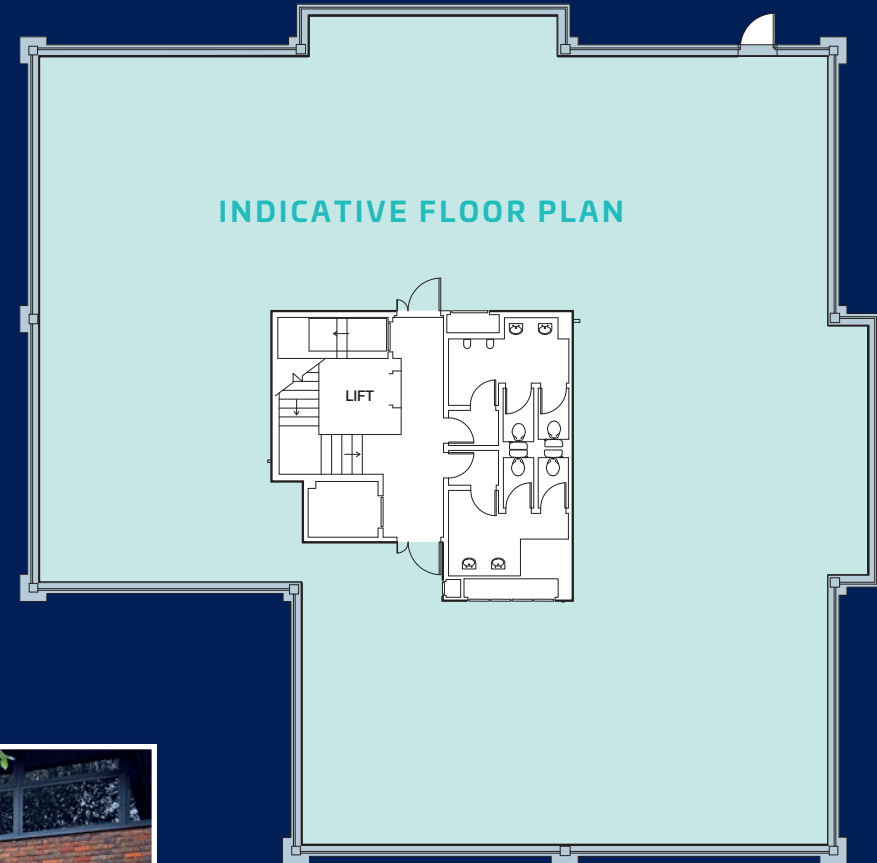
A UNIQUE WORKING ENVIRONMENT

A self-contained building set over two floors, 2480 Regents Court offers flexible and efficient, open plan and virtually column free floor plates, and provides the perfect environment for any business to flourish.

Set within a beautiful landscaped environment, Birmingham Business Park offers occupiers fully managed, peaceful surroundings that benefit from a host of on-site facilities including a crèche, shops, cafés, restaurants and a hotel.

FLOOR PLATES

First floor	4,428 sq.ft.	411 sq.m.
Ground floor	4,321 sq.ft.	401 sq.m.
Total	8,750 sq.ft.	812 sq.m.





VIEWINGS

Strictly by appointment with the joint agents.

CONTACT

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