



9  
Greenfield  
Crescent

Edgbaston, Birmingham, B15 3AU

Self-contained Boutique-Style Office Building with Parking

2,925 sq ft To Let



## Where Rare Opportunities Begin

Nestled in one of Edgbaston's most sought-after locations, 9 Greenfield Crescent is a beautifully designed, self-contained office building that seamlessly blends period elegance with modern functionality.

Set across three floors, this boutique-style property provides an outstanding working environment spanning 2,925 sq ft, featuring a well-balanced layout designed to inspire productivity within a stylish and refined setting.

Ready for immediate occupation, this rare letting opportunity is the perfect choice for businesses seeking a distinctive and characterful workspace, offering a great alternative for those looking for office space outside the city centre, without compromising quality or location.

## Specification



Stylish reception area



Fully equipped kitchen



Meeting rooms



Shower facilities



High speed broadband



EPC rating C (63)



10 parking spaces



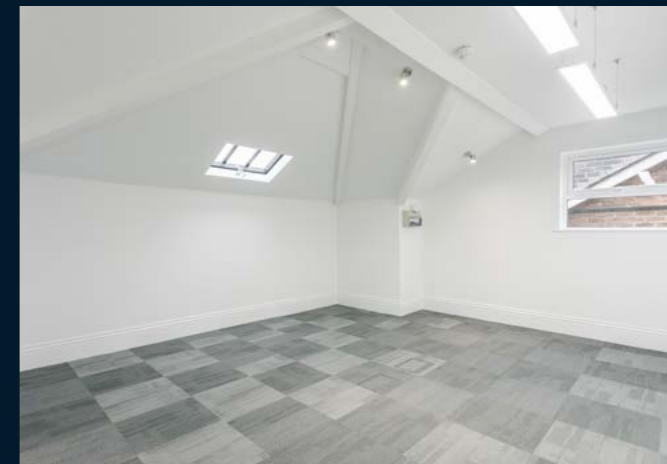
Cycle storage options



# Period Charm Meets Modern Functionality

Delivering a working environment of the highest quality, the ground floor provides an impressive welcome. A statement reception sets the tone, complemented by a spacious meeting room, ideal for collaboration and client meetings, office space, and a well-equipped kitchen for added convenience.

Exuding charm, the building boasts stunning period features throughout. Beautifully designed office space continues on the upper floors, with high ceilings and large windows that flood the interiors with natural light. Enhancing the sense of space, picturesque views of the prestigious Greenfield Crescent and leafy Edgbaston can also be enjoyed from every floor, with an additional basement providing convenient storage, maximising efficiency.

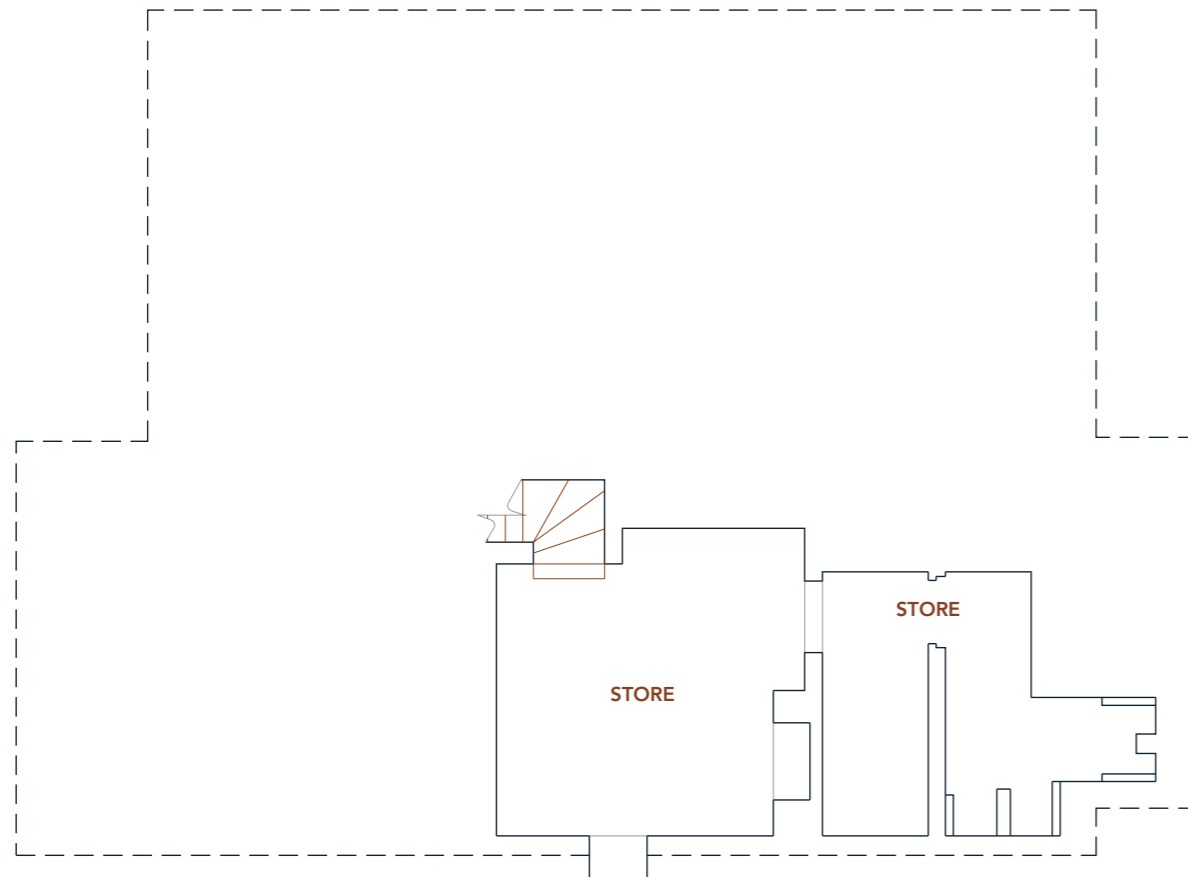


## Availability

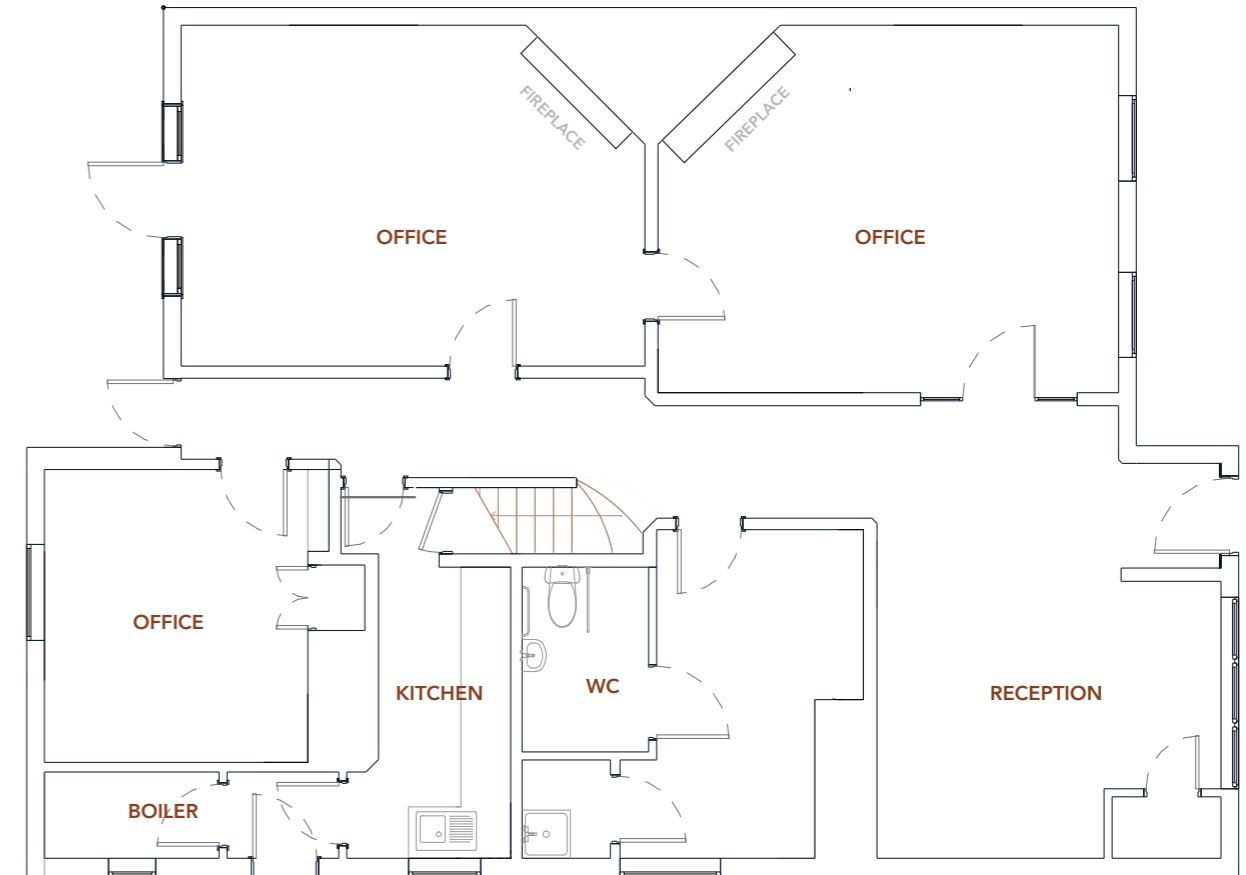
Floor	Sq Ft
Second	910
First	1,046
Ground	969
<b>Total</b>	<b>2,925</b>

# Flexible Space with Unmatched *Elegance*

Spread across three thoughtfully designed floors with the benefit of basement space, this boutique-style office building delivers a dynamic and versatile working environment that blends functionality with timeless appeal. From the welcoming reception to well-appointed private offices and meeting rooms, every element of 9 Greenfield Crescent has been carefully considered.

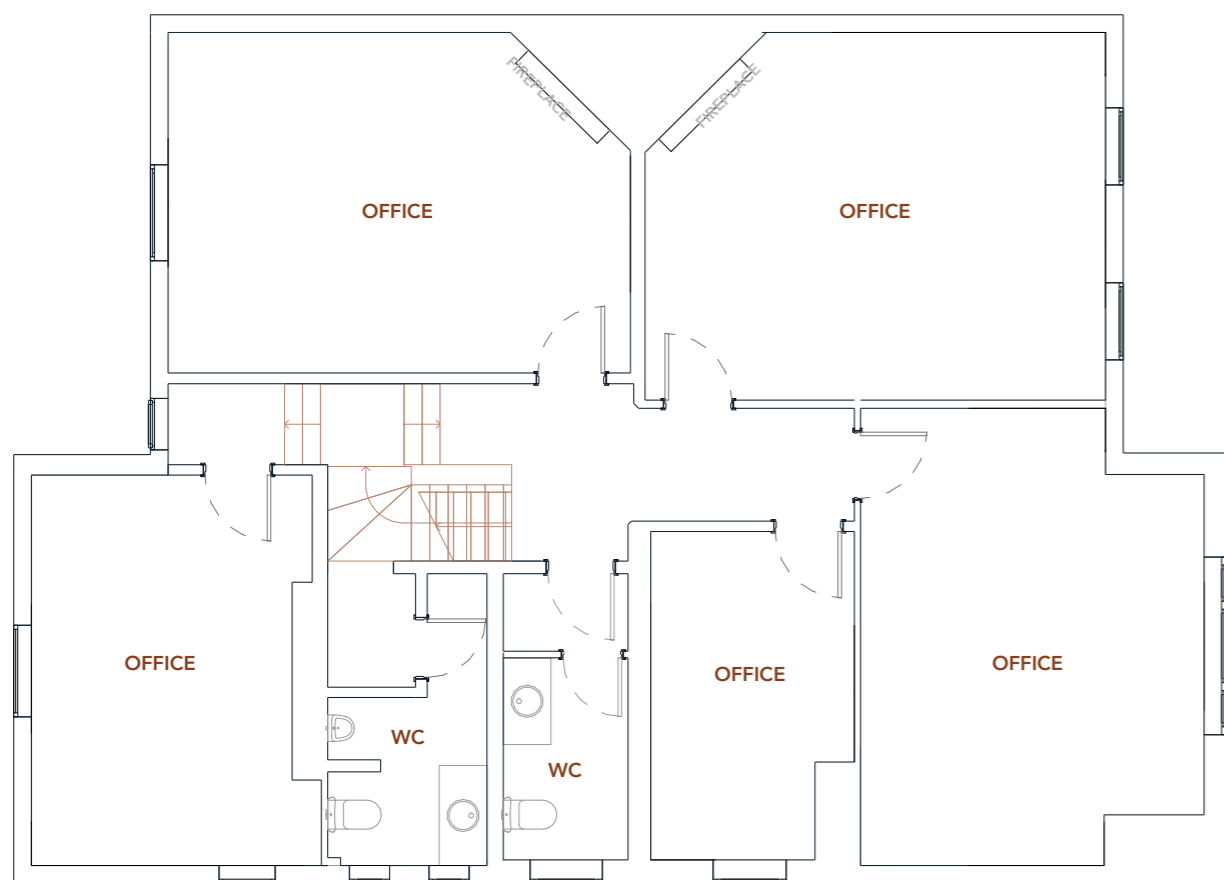


Basement (287 Sq Ft)



Ground floor (969 Sq Ft)

Each floor is efficiently configured to accommodate a range of business needs, offering maximum flexibility without compromising on quality. Finished to the highest standard throughout, this is an exceptional opportunity for businesses seeking a premium workspace.



First Floor (1,046 Sq Ft)



Second Floor (910 Sq Ft)

An aerial photograph of Birmingham, UK, showing a dense urban landscape with a mix of modern high-rise buildings and older, lower-rise structures. The sky is overcast with grey clouds. A large white text overlay is centered in the upper half of the image. A white horizontal line is positioned below the text, with a vertical line extending downwards from its center to a small white circle containing the number '9'.

2,925 sq ft of Premium  
Office Space in one of  
Birmingham's most  
desirable locations

9

# A Place like No Other

Prominently positioned in the heart of Edgbaston Village, 9 Greenfield Crescent offers the perfect balance. Surrounded by an eclectic mix of independent restaurants, bars, cafés, and high-end retail and leisure amenities, occupiers are ideally placed to explore the area during lunch breaks or after hours.

With excellent transport links, the building is located just outside of the Clean Air Zone, with easy access by road via the city's ring road and the A456, and convenient connections to the M5, M6, and national motorway network. Just a short walk away, the Edgbaston Village Metro connects you to Birmingham City Centre in 10 minutes, and Wolverhampton in under an hour. Fiveways Rail Station, is also within walking distance, providing a 3-minute cross-city service to Birmingham New Street.

Offering an exceptional blend of accessibility and vibrant surroundings, 9 Greenfield Crescent is a prime location for best-in-class work-life balance.



**Bars & Restaurants**

- 1 Chapter
- 2 Loki Wine
- 3 Smoke + Ash
- 4 Village Kitchen
- 5 Boston Tea Party
- 6 The Blue Piano
- 7 The Physician
- 8 The Highfield
- 9 Simpsons
- 10 Baloci
- 11 La-Pop
- 12 Damascena
- 13 Costa Coffee
- 14 Starbucks

**Health & Wellbeing**

- 15 Growing Little Ones
- 16 Bupa Mindplace
- 17 Anytime Fitness

**Retail**

- 18 Morrisons

**Hotels**

- 19 Delta Hotels by Marriott
- 20 Park Regis
- 21 High Field Town House

# 9 Greenfield Crescent

To truly appreciate the prime location and high-quality specification of this property, a viewing is highly recommended.



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