7-8

GREENFIELD CRESCENT

EDGBASTON

NEWLY REFURBISHED PREMIUM OFFICE SPACE
WHOLE FLOORS FROM 2,327 TO 4,975 SQ FT TO LET



Set behind a beautiful period façade, 7-8 Greenfield Crescent is undergoing a £3.8m transformation.

Delivering an exceptional new working environment in the heart of Edgbaston.



Heritage *Reimagined*

Sensitively restoring its original character while introducing a striking contemporary rear extension, expansive elevation glazing creates a distinctive contrast between old and new, with an impressive, light-filled lift lobby serving the upper floors.

Newly configured, the first and second floors will provide premium Grade A, open-plan office space from 2,327 to 4,975 sq ft across two floors, delivering a best-in-class working environment designed around the needs of modern occupiers.





Modern *Character*

Offering premium flexible office space, with open-plan whole floors from 2,327 sq ft up to 4,975 sq ft across consecutive floors.

Bright and spacious interiors are balanced by the character of the building's period architecture, with original windows overlooking Greenfield Crescent and floor to ceiling glazing to the rear, flooding each floor with natural light.

Enhancing the space further, the second floor also features a private rear terrace, offering an inviting outdoor setting ideal for informal meetings, private calls or simply taking time away from the desk.

Availability



Second Floor

2,327 sq ft 216 sq m

First Floor

2,648 sq ft 246 sq m

Ground Floor

Pre-Let to **Handelsbanken**

Total Available

4,975 sq ft 462 sq m

4,975 sq ft

Ground floor pre-let to Handelsbanken, with up to 4,975 sq ft of premium office space available across two upper floors.

Raised Access Flooring

LED Lighting

Exposed Services

AC Heating & Cooling System

High-Speed Fibre Connectivity

Premium *Quality*

Attention to detail extends throughout the building, with a thoughtfully designed Cat A specification, providing a premium-quality working environment ready for occupiers to undertake their own bespoke fit-out.

Hotel-inspired toilets and dedicated end-of-trip shower and changing facilities enhance the occupier experience, bringing added comfort and convenience throughout the day.

Showers and Changing Facilities

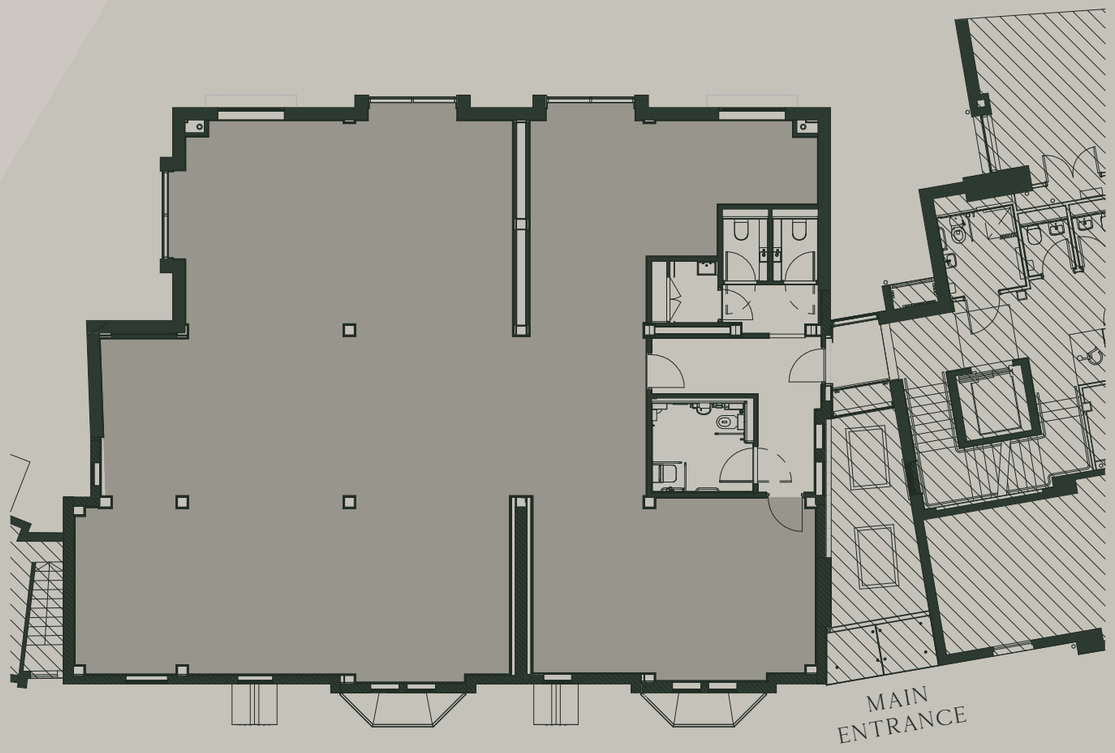
All-Electric Building

Covered Secure Cycle Storage

Onsite Car Parking EV Chargers

EPC Target Rating – B

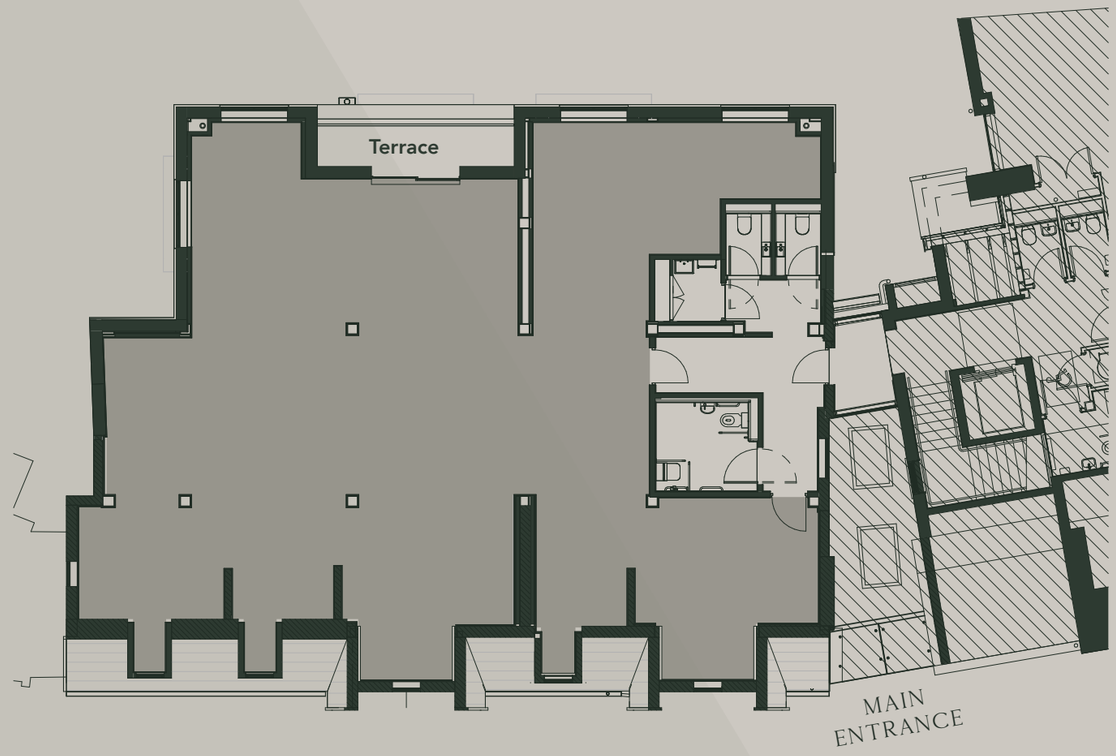
1st Floor



GREENFIELD CRESCENT

2,648 sq ft (246 sq m)

2nd Floor



GREENFIELD CRESCENT

2,327 sq ft (216 sq m)



Calthorpe *Community*

1. National Lottery Community Fund
2. Thermo Fisher Scientific
3. RoSPA
4. Davisons Law
5. Handelsbanken
6. RLK Solicitors
7. WPR Agency
8. Wavensmere Homes
9. VIQU IT Recruitment
10. Cannaught Resourcing
11. Nolan Associates
12. Nuevo Lawyers

Set within the Calthorpe Estate, 7–8 Greenfield Crescent is part of a vibrant community of like-minded businesses.

Occupiers benefit from valuable marketing and networking opportunities, including quarterly Calthorpe Business Community (CBC) events that bring businesses from across the Estate together to connect and build relationships.

Further exposure is available through features across the Edgbaston Village newsletter, reaching over 4,000 subscribers, social channels with more than 10,000 followers, and our website, attracting an average of 3,000 monthly visitors.

Calthorpe Estates is more than just a place to work, it's an environment designed for businesses to thrive.

Greener *Future*



The retrofit upgrade of 7–8 Greenfield Crescent forms part of Calthorpe Estates' long-term approach to creating a more sustainable future for Edgbaston. By sensitively adapting our heritage assets and supporting initiatives that reduce our environmental impact, we are helping to create a greener, better-connected place.

Low-Carbon Travel

EV charging infrastructure is available across Edgbaston Village, alongside a wider commitment to improving pedestrian, cycling and public transport connectivity across the Estate.

Sustainable Waste

Calthorpe Estates works with First Mile to improve recycling rates and waste management across its offices and the wider Estate.

Urban Nature

The Estate's strategy includes protecting and enhancing its urban tree network and increasing access to green space, alongside initiatives such as the Edgbaston Village Community Garden.

Renewable Energy

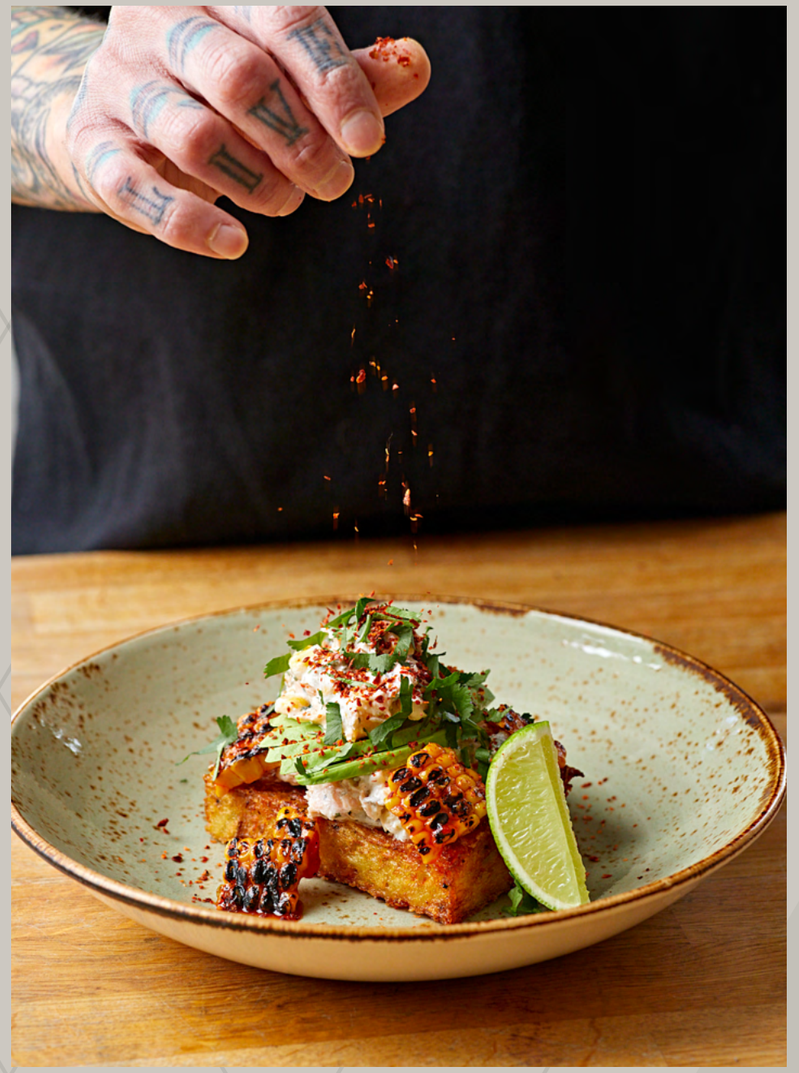
Solar PV has already been installed at neighbouring 5–6 Greenfield Crescent, generating renewable energy on-site and representing our first of many solar installations within the Edgbaston Conservation Area.

Crescent *Life*

Located on Greenfield Crescent, at the heart of one of Birmingham's premier lifestyle destinations, occupiers are perfectly placed to enjoy everything Edgbaston Village has to offer.











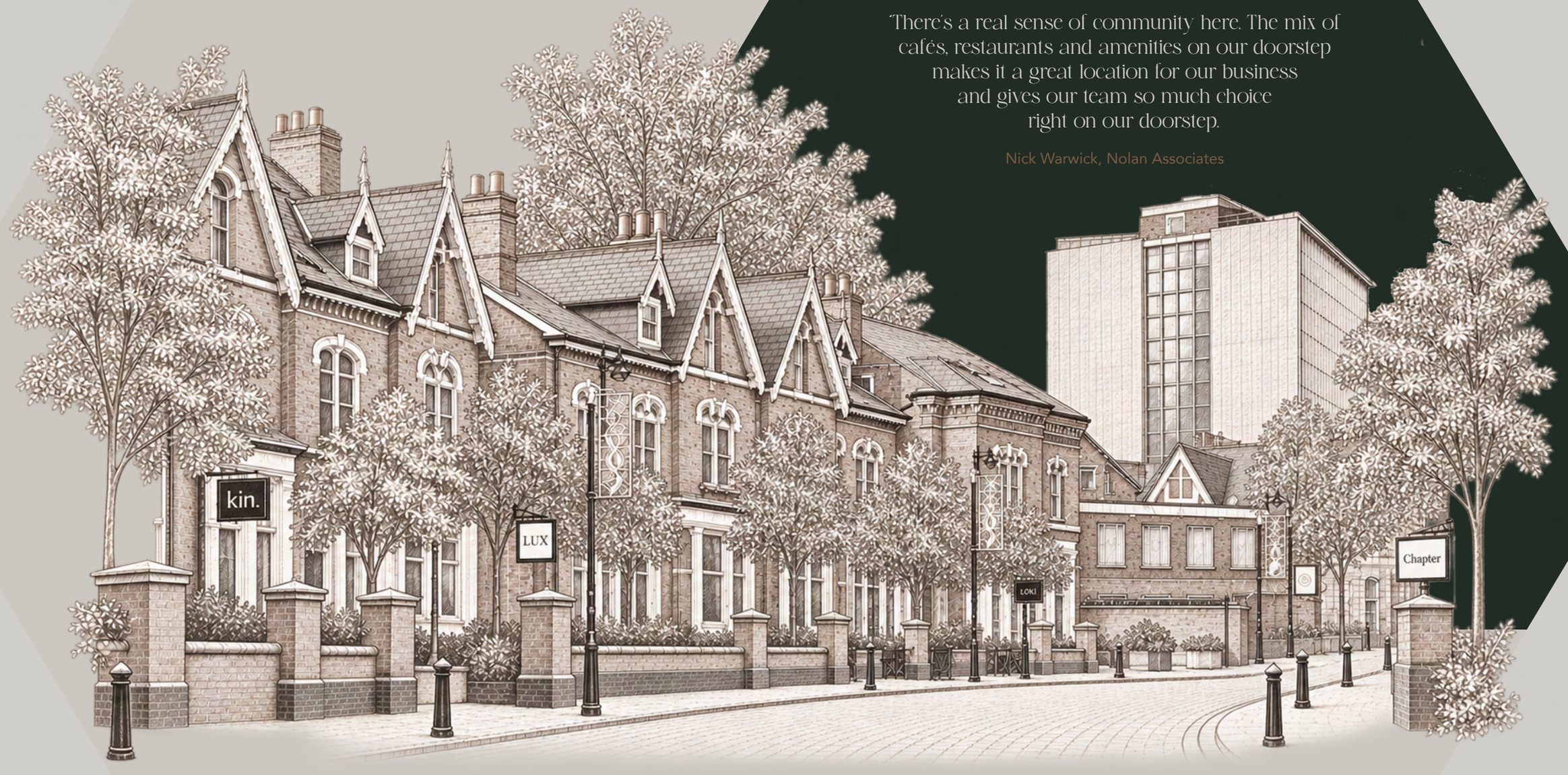


From the independent cafés, bars and restaurants on the Crescent, to the eclectic mix of retail and leisure along Highfield Road, there's no shortage of places to grab lunch, meet for coffee, entertain clients, or simply unwind after work.

The monthly Artisan Market adds to the neighbourhood buzz, bringing local makers, independent traders and street food to the Crescent.

"There's a real sense of community here. The mix of cafés, restaurants and amenities on our doorstep makes it a great location for our business and gives our team so much choice right on our doorstep.

Nick Warwick, Nolan Associates



LOCAL FAVOURITES

loki WINE MERCHANT & TASTING HOUSE

Chapter. KITCHEN | BAR | TERRACE

C&C CAKE & CULTURE PATISSERIE

NEIGHBOURHOOD NEAPOLITAN PIZZA SMOKE + ASH

Boston Tea Party

THE HIGH FIELD

The Physician

BALOCI

VILLAGE VK KITCHEN

Work





Well

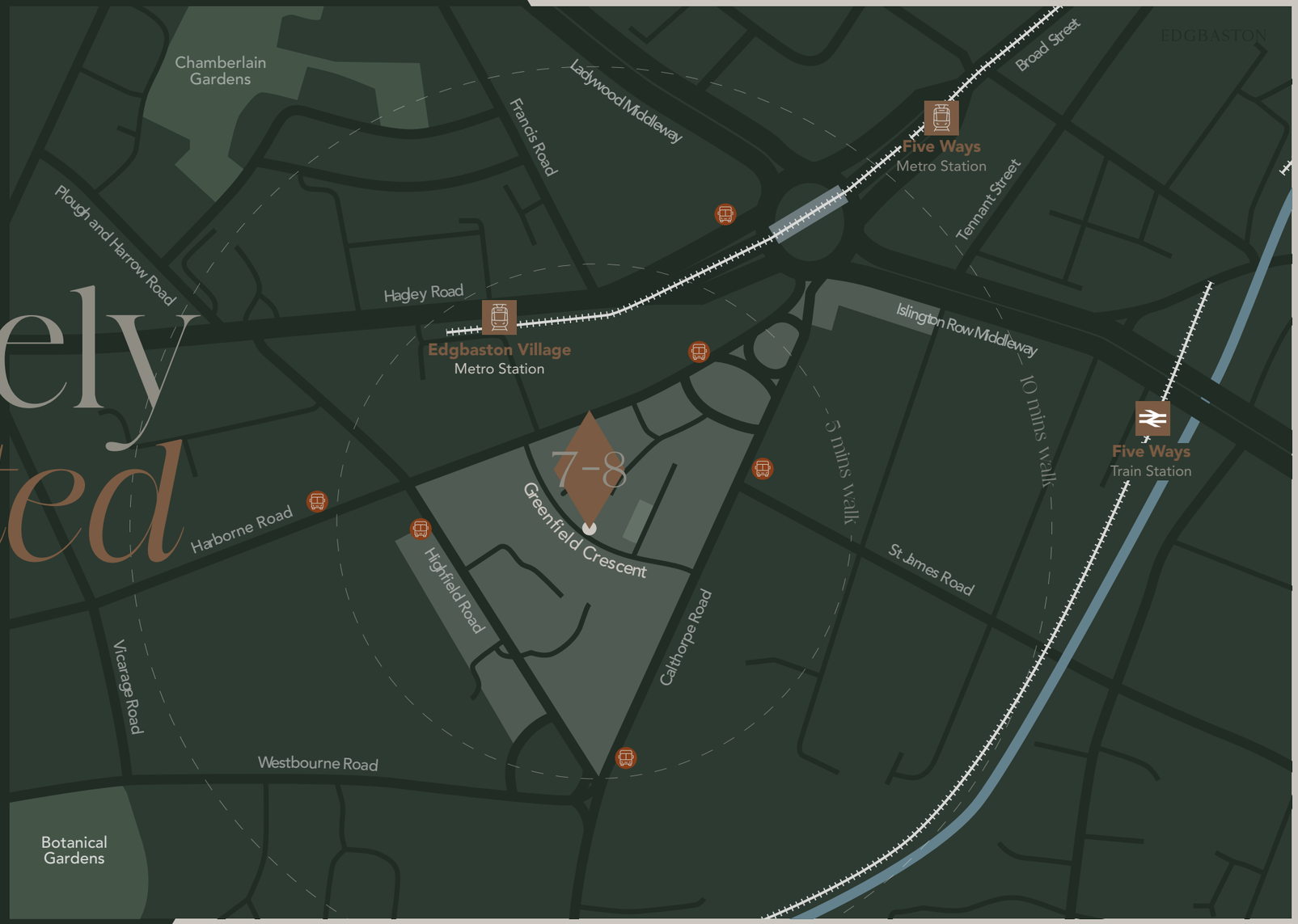


With an exceptional mix of green spaces and health and wellbeing amenities close by, 7-8 Greenfield Crescent makes it easy to step away from the desk and recharge.

The recently opened Community Garden offers a tranquil environment, providing a peaceful setting to take a moment of pause, enjoy some fresh air or enjoy lunch outdoors.

Nearby, the Botanical Gardens, Edgbaston Priory Club, MK Reformed pilates studio and Yoga Sanctuary place an extensive range of health, fitness and relaxation amenities within easy reach, giving occupiers plenty of choice for staying active, unwinding or simply taking some time out of the working day.

Completely *Connected*



Metro – *from Edgbaston Village*

Brindleyplace	4 mins
Grand Central	11 mins
Bull Street	14 mins
Millennium Point	17 mins
Jewellery Quarter	19 mins
Wolverhampton St George's	53 mins

Train – *from Five Ways*

Birmingham New Street	3 mins
Longbridge	18 mins
Redditch	34 mins
Sutton Coldfield	27 mins
Lichfield Trent Valley	49 mins

Positioned outside Birmingham's Clean Air Zone, 7-8 Greenfield Crescent offers excellent connectivity whether travelling by tram, train, bus, car or bike.

Edgbaston Village Metro stop is on the doorstep, with services every 15 minutes reaching Birmingham City Centre in just six minutes, while Five Ways railway station is a short walk away.

With numerous bus routes serving the surrounding area and easy access to the city's wider transport network, getting to and from the office couldn't be simpler.

LUXURY OFFICE SPACE HAS A NEW ADDRESS

7-8 GREENFIELD CRESCENT

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