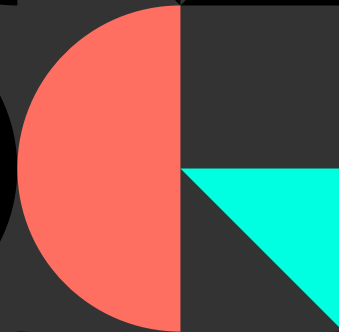


Geneva

International Park
Birmingham

TO LET

FROM 8,206—16,518 SQ FT





A modern office lounge area with large windows, a yellow sofa, a red armchair, and a patterned rug. The space is bright and airy, with a high ceiling and a curved staircase visible in the background. The floor is covered in a blue and white geometric patterned rug. A yellow sofa with orange and blue cushions is positioned against the wall. A red armchair with wooden legs is in the foreground. A small white coffee table and a black side table are also present. A potted plant sits on the floor near the window. A large floor lamp with a curved arm and a black shade is positioned behind the sofa. The overall aesthetic is contemporary and minimalist.

Substantially refurbished
office space across 3 floors,
complete with a newly revamped
outside amenity space.

FROM
8,206 TO
16,518 SQ FT



Geneva, positioned within a highly convenient location, is situated just a 6-minute drive from Junction 6 of the M42, making it easily accessible from Birmingham city centre.

Providing a high quality headquarters office building with an impressive triple height reception and two floors of office space.

Offering great connectivity for air travel, Geneva is only a stone's throw away from Birmingham Airport. The building is located only 3 miles away, translating roughly to a 4-minute drive.

For those relying on rail transport, Birmingham National Railway Station takes around 2 minutes to drive, further enhancing the building's accessibility.





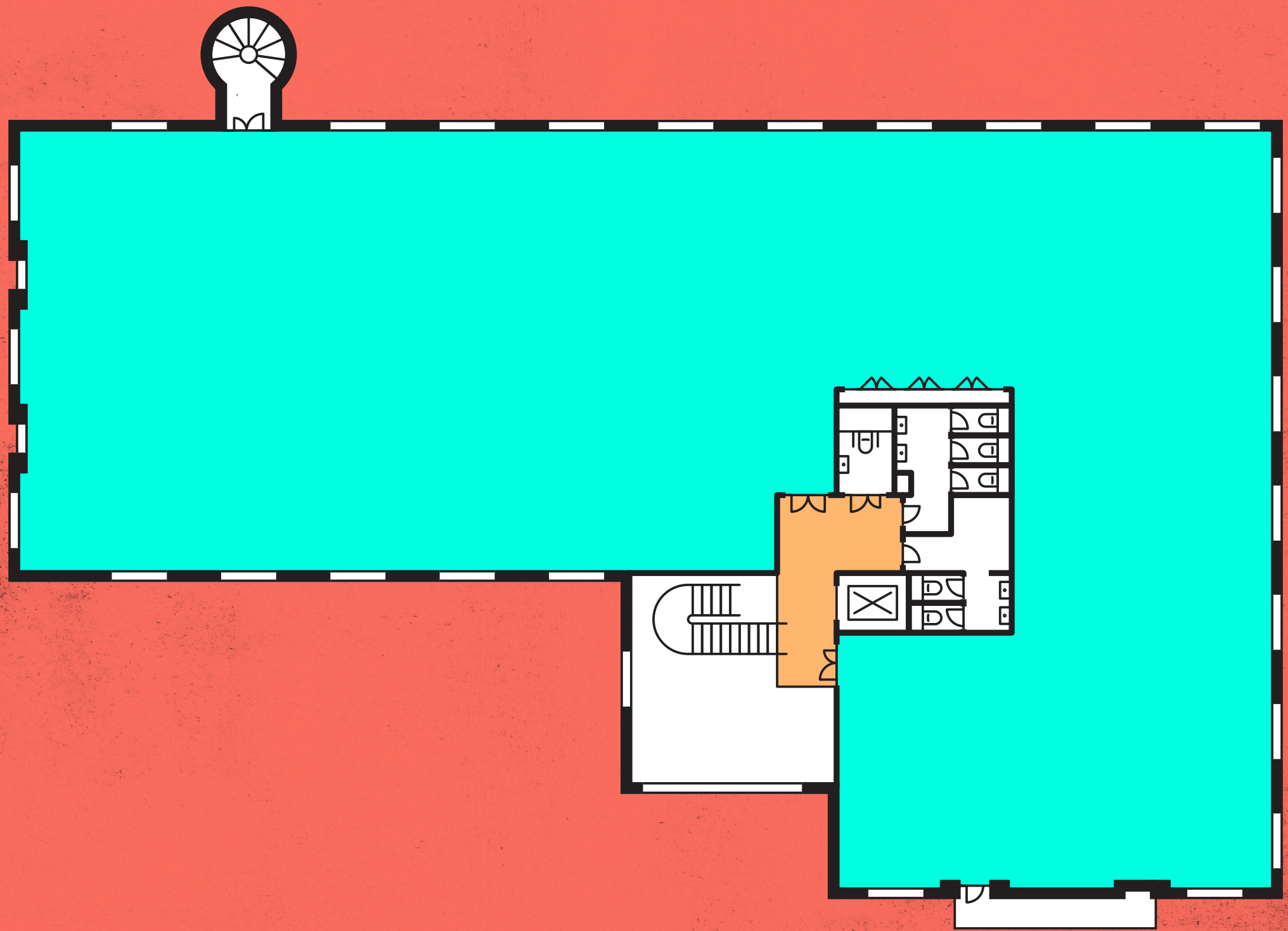
ACCOMMODATION

The available accommodation is located on the first and second floor, and has been fully refurbished to provide contemporary, open-plan accommodation.

LEVEL	SQ FT	SQ M
Second floor	8,206	762
First floor	8,312	772
Ground Floor	LET	
TOTAL AVAILABLE	16,518	1,535

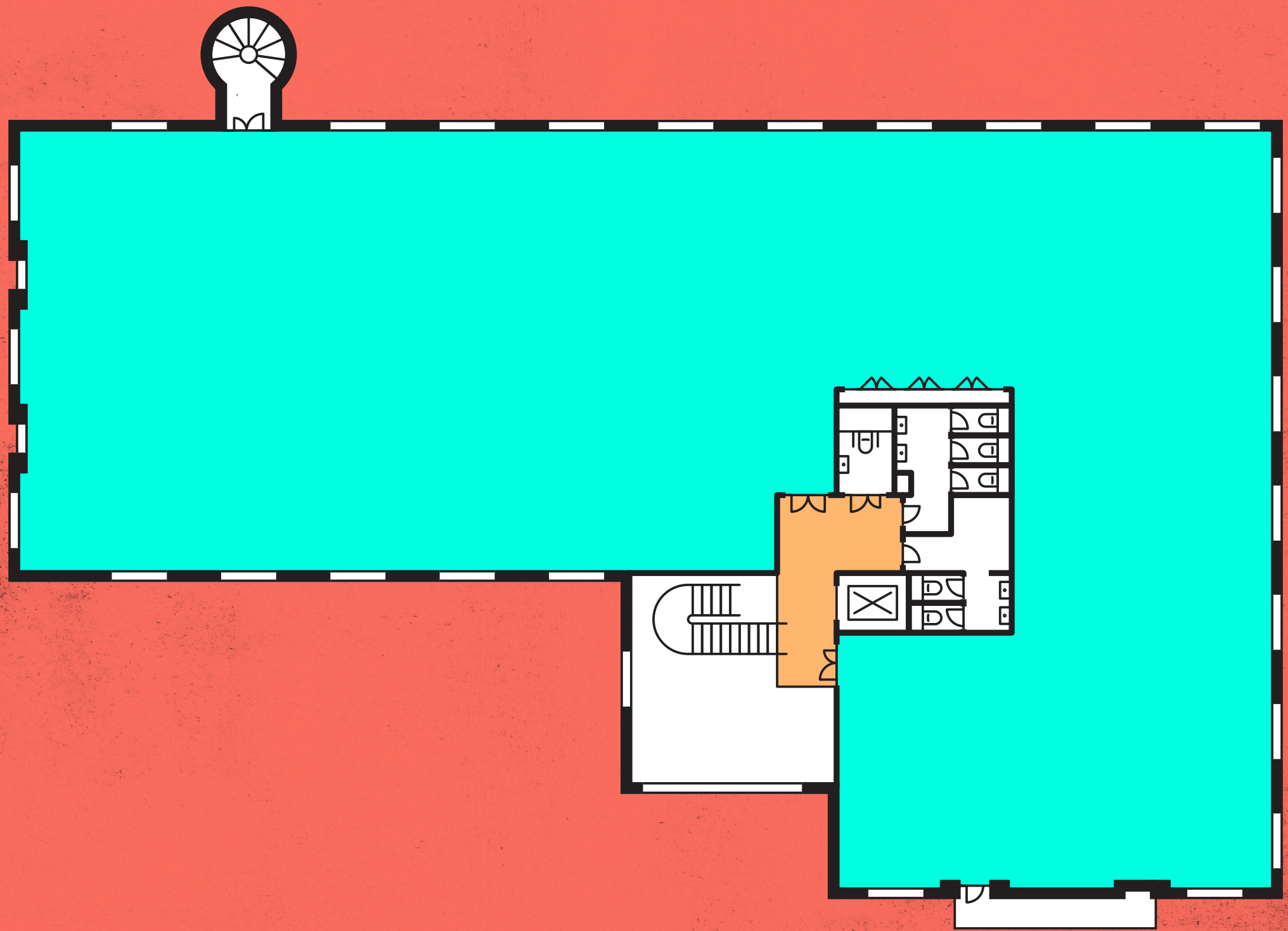
FLOORPLAN

First Floor
8,312 sq ft

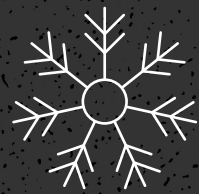


FLOORPLAN

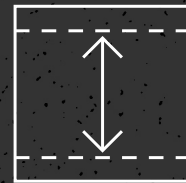
Second Floor
8,206 sq ft



SPECIFICATION



**VRF AIR
CONDITIONING /
ALL ELECTRIC BUILDING**



**TRIPLE HEIGHT
RECEPTION**



EPC RATING: A



**NEW END-OF-TRIP
FACILITIES**



**LED
LIGHTING**



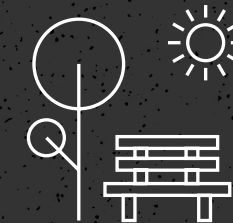
**REFURBISHED
BREAK-OUT AREAS**



**76 CAR PARKING SPACES
WITH EV CHARGING**



**SECURE CYCLE
STORAGE**



**OUTDOOR COURTYARD
AND SEATING AREA**



**LOCATED NEXT TO
BIRMINGHAM AIRPORT
AND BIRMINGHAM
INTERNATIONAL
STATION**



Geneva



Exterior.



15 MINUTES' WALK
TO BIRMINGHAM
INTERNATIONAL
RAILWAY STATION



5 MINUTES' DRIVE TO
BIRMINGHAM INTERNATIONAL
RAILWAY STATION VIA
BICKENHILL LANE / B4438



9 MINUTES' TO BIRMINGHAM NEW STREET
1 HOUR 8 MINUTES' TO EUSTON, LONDON
1 HOUR 19 MINUTES' TO SHEFFIELD STATION
1 HOUR 53 MINUTES' TO MANCHESTER PICCADILLY

LOCAL AMENITIES

Geneva is just 10 minutes walk from **Resorts World Birmingham**, a dynamic leisure destination offering a unique mix of outlet shopping, dining, and entertainment. Amenities include a four-star hotel and luxury spa, a state-of-the-art cinema, bowling, escape rooms, and the UK's largest casino.

With over 50 designer outlets, a range of bars and restaurants, it's an ideal destination for work, client entertainment, and after-hours relaxation-all just minutes from your doorstep.





Geneva

Exterior.



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Geneva

International Park
Birmingham

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WTW /// **sweat.roses.zone**

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