

OFFICE | TO LET

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9 GREENFIELD CRESCENT, EDGBASTON, BIRMINGHAM, B15 3AU

3,990 SQ FT (370.68 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Rare Self-Contained Office Opportunity in the Heart of Edgbaston with On-site Car Parking

- Self Contained Building
 - Feature Reception Area
 - Outside Birmingham's Clean Air Zone (CAZ)
 - Characterful Features Throughout
 - Prestigious Location
 - Excellent Transport Links
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DESCRIPTION

Located in one of Edgbaston's most sought-after areas, 9 Greenfield Crescent presents a rare opportunity to occupy a fully self-contained, boutique-style office building.

Extending to 3,990 ft² across three floors, the space offers a well-balanced mix of open-plan and cellular offices. The ground floor comprises a reception area, boardroom, meeting room, kitchen, and office accommodation, with further offices on the upper floors and useful basement storage.

Tastefully refurbished, the building combines period features with abundant natural light and modern functionality, creating a professional and inviting working environment. This property is ideal for businesses seeking premium office space with character and practicality.



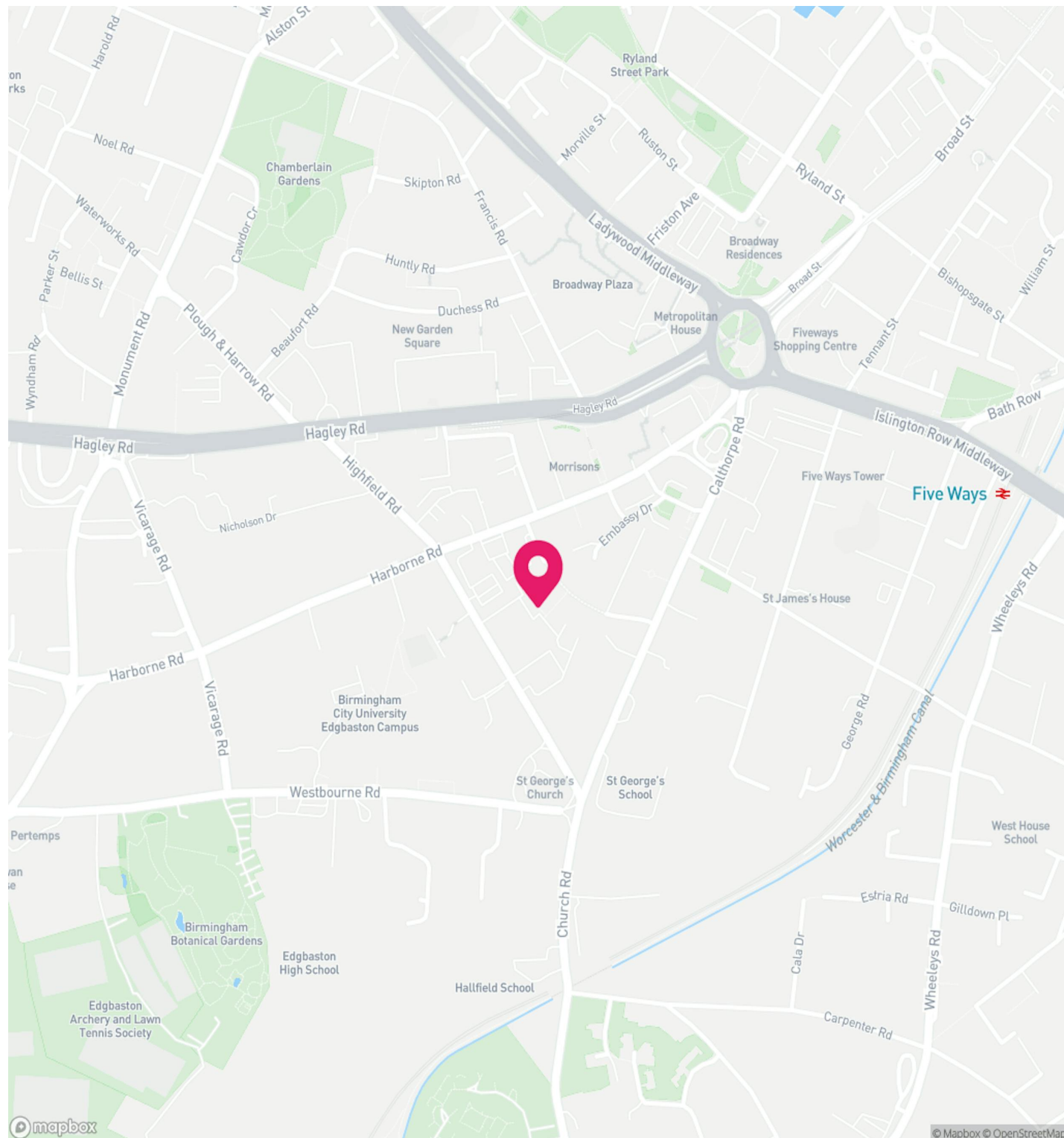
LOCATION

The property is prominently situated within the Edgbaston Commercial District at the heart of Edgbaston Village - a vibrant leisure and lifestyle hub just outside Birmingham's Clean Air Zone (CAZ).

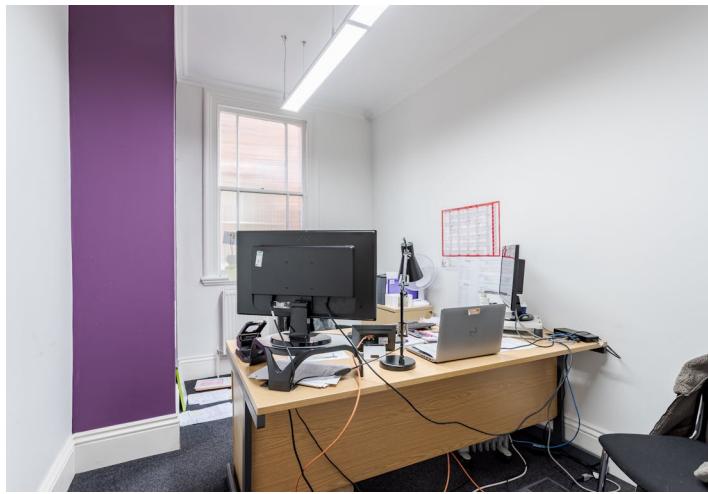
The area offers a diverse range of amenities, including cafés, restaurants, and green spaces, providing an attractive setting for businesses and their employees.

Excellent transport links serve the location: Birmingham City Centre lies just over a mile away, roughly an 18-minute walk. The nearby Edgbaston Village Metro stop offers quick tram connections to the City Centre in 10 minutes and Wolverhampton in under an hour.

Five Ways Railway Station is also within walking distance, with direct trains to Birmingham New Street taking just 3 minutes. Well-served by local bus routes and conveniently positioned close to the A456, the inner ring road, and major motorways (M5, M6, and A38), the location ensures easy access throughout Birmingham and beyond.









VAT

All prices quoted are exclusive of VAT, which we understand is payable.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£24.50 per sq ft

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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