The terraced eating/drinking area fronting Greenfield Crescent provides a buffer between private and public spaces, creating an active frontage and a live street edge to encourage further activity on the street. Levels of the terrace provide views across the street.

The wall and plinth detail follows the existing treatment of the pavement edge, continuing the aesthetic of the area as well as clearly demarcating public and private space.

Trees and planters are specified here to provide leafy and shaded areas on the terrace, alongside larger planters which strengthen the existing design language by featuring the distinctive bay windows.

New A3 restaurant unit
approx. 390sq m (4,198 sq ft)
Premier restaurant

5-6 Greenfield Crescent is situated in a high profile mixed-use location, in Edgbaston less than a mile from Birmingham city centre.

The ground floor restaurant, with outside terraced area, sits within a crescent of premier leisure and lifestyle retailers, within a leafy conservation area within the heart of Edgbaston Village.

Customer car parking is available to the rear in a public pay and display car park, and there is also on-street parking nearby. Greenfield Crescent connects with Highfield Road dining area and Edgbaston Village via a network of paths, public realm space and car parking space.
Size of restaurant unit

<table>
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<th>sq m</th>
<th>sq ft</th>
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<tbody>
<tr>
<td>No. 5-6</td>
<td>390</td>
<td>4198</td>
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Sizes based on gross internal area.

Specification

- Open plan restaurant space behind a period frontage
- Double fronted/bay windows to Greenfield Crescent
- South facing terraced seating area to front on Greenfield Crescent and potential for a rear terraced area
- Rear access from car park
Edgbaston statistics

- 18,889 people living in
- 7,287 households
- 4,760 people aged 25 - 44 (25% of the population)

Income:
- £43,478
- £218.40 per week

Average detached property worth £734,000, 108% above the national average.

Drive time and key target areas

Over 1 million ABC1 profile households within one hour's drive

642,092 ABC1 Households with £40k plus income

18,889 people living in
7,287 households
4,760 people aged 25 - 44 (25% of the population)

£43,478 mean household income. 6% £100k+
£218.40 per week convenience and non-retail spend
68% spend more on eating out and clothes than average
Edgbaston

The Calthorpe Estate within Edgbaston is an affluent and leafy suburb of Birmingham, it boasts over 1 million trees and is located just a mile from the city centre.

The area is renowned for its range of elegant homes and world-class educational establishments including King Edward’s School, University of Birmingham and Birmingham City University.

It is also home to leading medical facilities and internationally-recognised sports and leisure venues such as Edgbaston Stadium, Edgbaston Priory Club, Edgbaston Golf Club, the Birmingham Botanical Gardens, mac (Midlands Arts Centre) and Michelin-starred Simpsons restaurant, plus a range of award-winning dining establishments, bars and cafés.

Edgbaston boasts over 3 million square feet of office space and is home to HSBC, Lloyds, Department of Work & Pensions, Zurich Insurance, The Binding Site, Scrivens, Big Lottery Fund and the Health & Safety Executive to name but a few.
Edgbaston Village

As a destination of choice, Edgbaston Village has developed over recent years into a vibrant lifestyle location.

It has a range of interesting retail, food and beverage plus leisure operators, all within an attractive leafy setting and many character buildings.

To find out more visit

www.edgbastonvillage.co.uk

@LifeAtEdgbaston
Situated on Greenfield Crescent, in the heart of Edgbaston Village, with a wide range of shopping, leisure, restaurant and café facilities in the immediate vicinity.

Five Ways railway station is just a short walk away providing a 3 minute cross city service to Birmingham New Street. In addition, it will be 4 minutes walk to Metro/SPRINT terminals (opening 2021) connecting to the city centre and Quinton. The building is well serviced, providing quick access throughout Birmingham; ICC, NIA, Brindleyplace and Symphony Hall are within 5 minutes walking distance and the city centre is a 10-15 minute walk.
Tenure
The accommodation is available by way of a new internal repairing and insuring lease.

Rent
Upon application.

Rates
The in-going tenant will be responsible for the payment of Local Authority Rates.

Estate charges
The tenant will be responsible for a contribution to the Edgbaston Estate Security Scheme offering CCTV coverage throughout the area and a communal service charge for the property.

Legal costs
Each party will be responsible for its own legal costs incurred in the preparation and execution of legal documentation.

Viewings

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