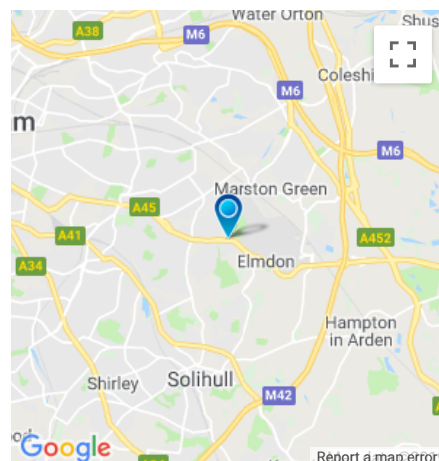


You searched for: West Midlands




ref: 24435 **GRADE A OFFICES TO LET**

 **Marketing**

 £17.50 per sq ft

 **Eagle 2, Coventry Road, Birmingham, B26 3RZ**

 2,500 sq ft (232 sq m) to 13,583 sq ft (1,262 sq m)

 *Offices*

DESCRIPTION

Central entrance with triple height glazed reception.

Comfort cooling

Suspended ceilings with recessed LG7 lighting

Raised access floor with 150 mm void

Four 10 person passenger lifts

BREEAM rating of 'very good'

LOCATION

Eagle 2 occupies a high profile position on the A45 Coventry Road, to the East of Central Birmingham.

This enviable location provides convenient access to Junction 6 of the M42, providing immediate connection to the M6, M40 and regional motor way network with direct access to Birmingham City Centre via the A45.

EPC RATING

The property has an EPC rating of D98.

CAR PARKING

1 space per 240 sq ft

AMENITIES

Resorts World Birmingham offers over 40 outlet shops, 12 restaurants and bars, an 11 screen cinema, luxury spa, conference facilities, a 4/5 star Genting Hotel and the Genting Casino. A range of hotels to suit all budgets is within a few minutes while the NEC hosts national and international events, major concerts, exhibitions and conventions all year round. Nearby health clubs offer modern gym facilities, while for those seeking something less strenuous, well-known restaurants, pubs and coffee houses can be found within a short walk.

Contact

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Areas	Size
First Floor	6,723 sq ft (624.59 sq m)
Basement	5,916 sq ft (549.61 sq m)
TOTAL	20,306 sq ft (1,886.49 sq m)
Ground Floor (under offer)	13,583 sq ft (1,261.90 sq m)

Misrepresentation Act

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