



EV
Edgbaston Village
A CALTHORPE COMMUNITY

12-15

Greenfield Crescent

Edgbaston, Birmingham B15 3BE

TO LET

4 new retail units
from **81 sq m (872 sq ft)**
to **186 sq m (2,006 sq ft)**



CALTHORPE
ESTATES

12-15

The retail units

12-15 Greenfield Crescent is situated in a high profile mixed-use location, in Edgbaston less than a mile from Birmingham city centre.

The unique units sit 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.

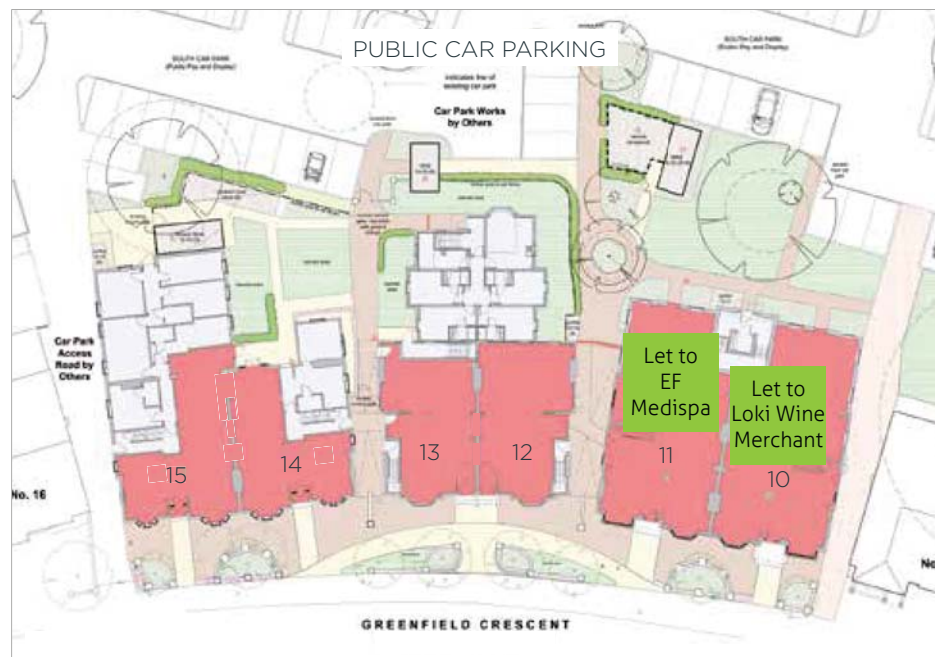


Size of units

	sq m	sq ft
No. 12	98	1060
No. 13	88	946
No. 14	81	872
No. 15	91	980

Sizes based on gross internal area and exclude basement area. Adjacent units may be combined.

Site plan

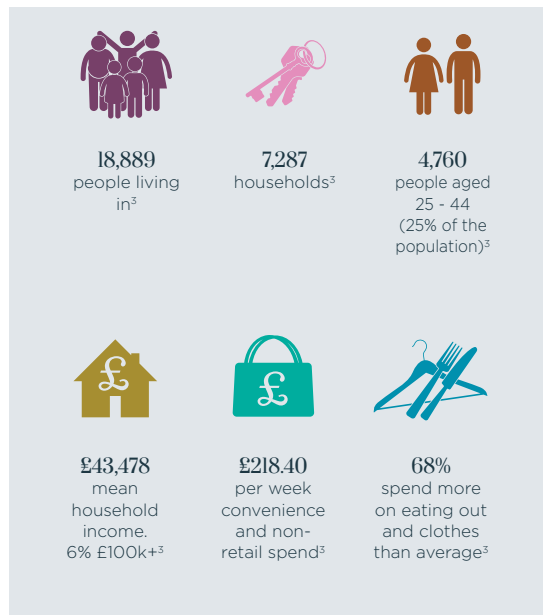


Specification

- Open plan retail space behind a period frontage
- Double fronted/bay windows to 14/15 Greenfield Crescent
- Rear access from car park



Edgbaston statistics

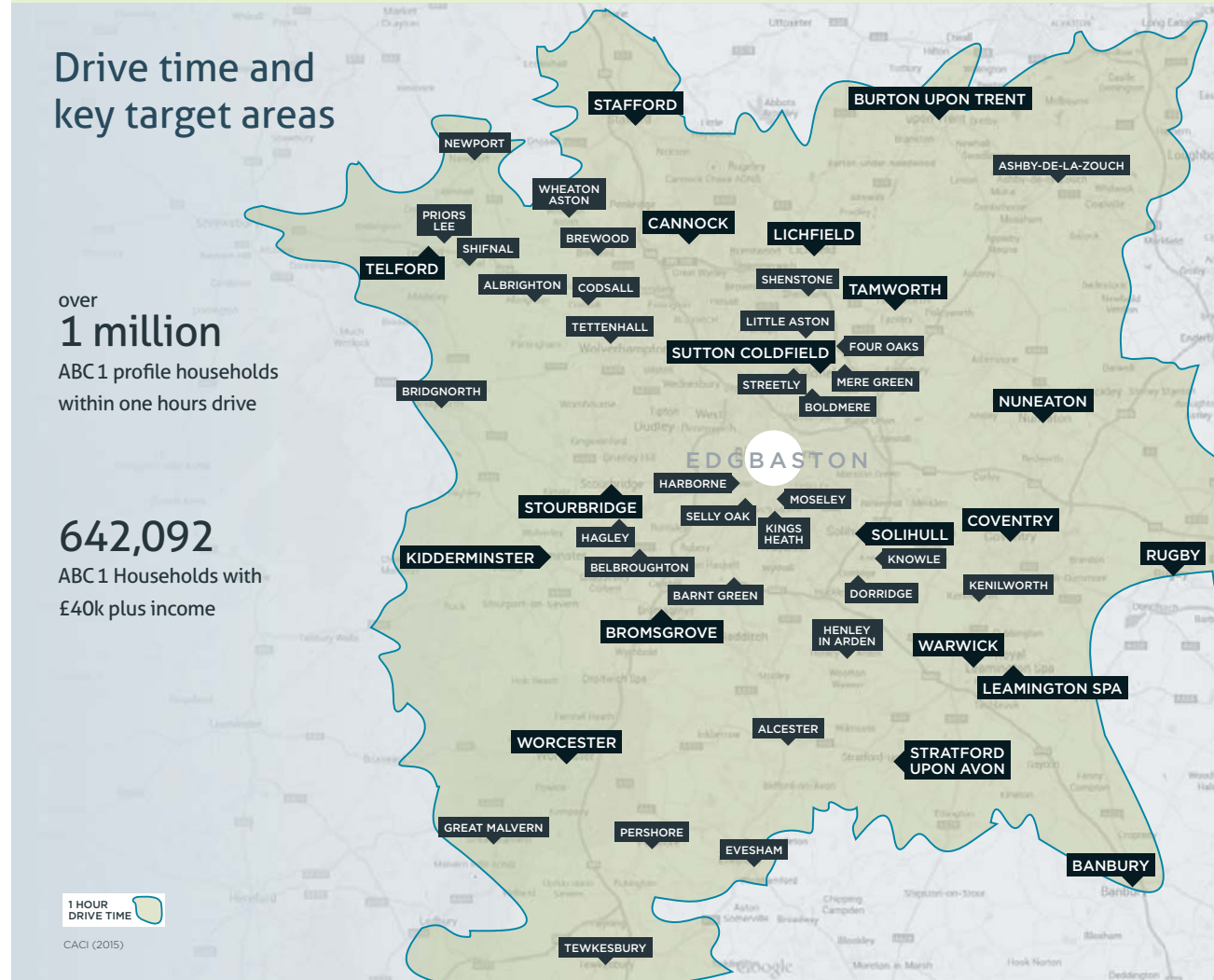


Drive time and key target areas

over
1 million
ABC 1 profile households
within one hours drive

642,092
ABC 1 Households with
£40k plus income

1 HOUR
DRIVE TIME
CACI (2015)



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.



12-15 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

Anytime Fitness		Morrisons	
Barclays		NatWest	
Blue Piano		Neptune	
Body & Mind		OKA	
Boston Tea Party		Pizza Hut	
Costa Coffee		RBS	
EF Medispa		Simpsons	
Elate Health		Sk:n	
El Borracho		Starbucks	
Handelsbanken		The Edgbaston	
Highfield Wellness & Beauty		The Highfield	
HSBC		The Highfield Studio	
JYG Hair & Beauty		The Highfield Town House	
Loki		The Physician	
Lloyds Bank		Timpson	
Marriott Birmingham		Village Kitchen Restaurant	






Location

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.



- Railway Line
-  Rail Station
- Midland Metro
- - - Midland Metro Extension (opening 2021)
-  Midland Metro stop
- - - New SPRINT Line (opening 2021)
-  SPRINT Stop

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.

Viewings



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MISREPRESENTATION ACT 1967 These particulars do not constitute or form any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Calthorpe Estates or its agents/officers. None of the statements contained in these particulars is to be relied upon as a statement of representation of fact, and prospective purchasers/lessees must verify all statements by their own searches, enquiries and inspections. Neither Calthorpe Estates nor any of its agents/officers make or give representation of warranty whatsoever in relation to the premises described in these particulars. April 2018.

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.



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Creating thriving communities