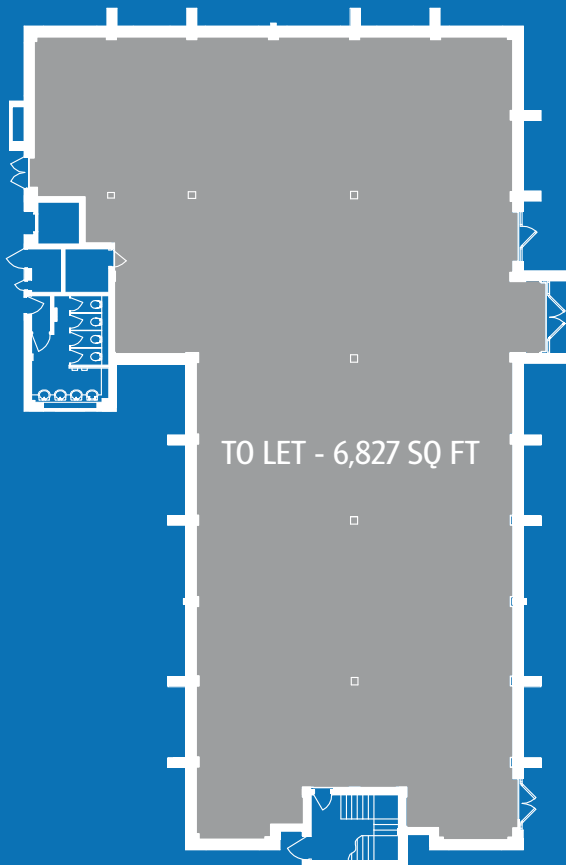


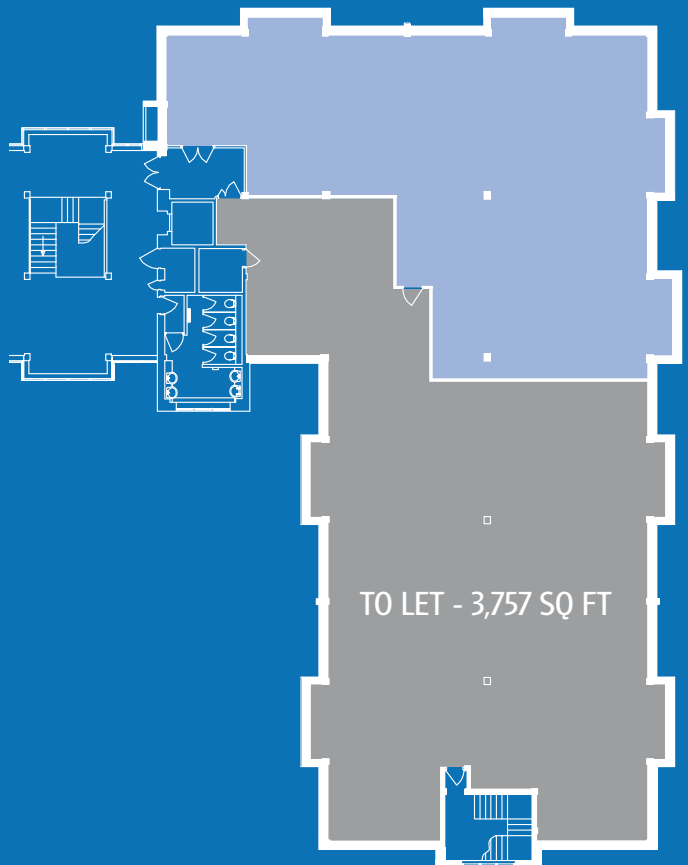
CRYSTAL COURT



GROUND AND FIRST FLOOR OFFICES TO LET :
ASTON CROSS BUSINESS VILLAGE, BIRMINGHAM B6 5RH
3,757 SQ FT TO 10,584 SQ FT



GROUND FLOOR



FIRST FLOOR



CRYSTAL COURT

Crystal Court offers modern efficient open plan office accommodation, within easy reach of Birmingham and the M6.

LOCATION

Situated at Aston Cross Business Village within the Waterlinks area of Birmingham, Crystal Court provides modern efficient open plan office accommodation.

Crystal Court benefits from a host of local amenities, with Aston Cross Business Village providing on site; restaurant, sandwich bar, take away and newsagents facilities.

Existing occupiers at Aston Cross Business Village include; Birmingham City Council, The NHS, D&A and Barclays.

ACCOMMODATION

We have measured the building in accordance with the RICS Code of Measuring Practice.

The Net Internal Area of the premises is as follows:

ACCOMMODATION	SQ FT	SQ M
GROUND FLOOR	6,827	634
FIRST FLOOR	3,757	349
TOTAL	10,584	983



THE PREMISES

Crystal Court provides modern office accommodation over ground and first floors.

The property is configured around a central core, providing stair and lift access to the first floor. The common areas benefit from male, female and disabled w/c's.

Extensive on site parking facilities are available at a ratio of 1:189 sq ft

TENURE

Leasehold

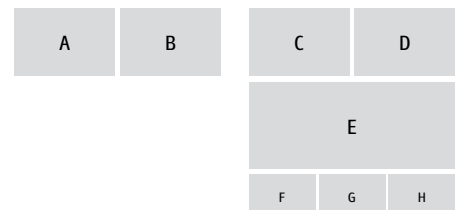
SPECIFICATION

The newly improved office space provides a high quality office environment for any occupier and comprises the following specification:

- Fully refurbished
- Suspended ceilings
- Recessed lighting
- Under floor trunking
- DDA Compliant
- Male, female and disabled w/c's
- 2 passenger lifts
- Dedicated on site parking (1:189 sq ft)
- Dedicated entrance (ground floor suite)

IMAGES

- A - Front entrance
- B - Rear dedicated Entrance to ground floor
- C - Carpark
- D - Ground floor accommodation
- E - Ground floor accommodation
- F - Rear dedicated entrance to ground floor
- G - Externals
- H - Renovated wash rooms





SAT NAV POSTCODE: B6 5RH

Crystal Court boasts excellent transport links, by bus, road and railway. Aston train station is within walking distance, offering regular services to Birmingham New Street station. The park is well serviced by bus routes providing regular services into the city centre and surrounding neighbourhoods.

The park's close proximity to the A38 (Aston Expressway) provides easy access to Junction 6 of the M6, in turn linking to the wider Midlands motorway network.

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