



# REDFERN OFFICES

## OFFICES TO LET

- ▶ OPEN PLAN SPACE FROM 215 SQ FT TO 1,570 SQ FT
- ▶ RECENTLY REFURBISHED
- ▶ FLEXIBLE LEASE LENGTH

HAY HALL BUSINESS PARK,  
REDFERN ROAD, BIRMINGHAM,  
B11 2BE

 **0845 500 6161**





IMAGE FOR ILLUSTRATIVE PURPOSES ONLY.

## AVAILABILITY

GROUND FLOOR LEFT	1,324 SQ FT	LET
GROUND FLOOR RIGHT	1,234 SQ FT	LET
PART GROUND FLOOR RIGHT	471 SQ FT	LET
1ST FLOOR OFFICE (SUITE 1.01)	1,570 SQ FT	LET
1ST FLOOR OFFICE (SUITE 1.02)	248 SQ FT	AVAILABLE NOW
1ST FLOOR OFFICE (SUITE 1.03)	257 SQ FT	AVAILABLE NOW
1ST FLOOR OFFICE (SUITE 1.04)	215 SQ FT	AVAILABLE NOW

## SPECIFICATION

- ▶ 24/7 SECURITY
- ▶ SECURE CAR PARKING
- ▶ SHARED LOBBY AREA
- ▶ SHARED TOILETS
- ▶ SHARED KITCHEN
- ▶ FLEXIBLE LEASE LENGTH

# LOCATION

The premises are located within the Hay Hall Business Park which is accessed via Redfern Road.

The business park is located approximately 5 miles to the southeast of Birmingham City Centre. The A45 Coventry Road provides excellent access to the City Centre, Birmingham International Airport and Junction 6 of the M42 which in turn provides access to the wider Midland motorway network including the M6 and M5.

Major occupiers within the area include Veolia, Euro Packaging, Grayson Thermal Systems together with the Tyseley Energy Recovery Facility.

# CONNECTIVITY

- ✈ Birmingham Airport - 6.5 miles
- 🚗 Acocks Green - 0.5 miles  
Tyseley - 0.7 miles  
Birmingham New Street - 5.8 miles
- 🚌 Various local bus services from Kings Road and Wharfdale Road

**EXCELLENT ACCESS TO THE CITY CENTRE, BIRMINGHAM INTERNATIONAL AIRPORT & JUNCTION 6 OF THE M42**



# GALLERY



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.



## LEASE

The offices are available on an internal repairing and insuring basis.

## EPC

Available on request.

## SERVICE CHARGE

Available on request.

## RATING

The tenant will be responsible for their own business rates. Further enquiries should be directed to the local VOA or Birmingham Council.

## ALL ENQUIRIES



**FI** REAL ESTATE  
MANAGEMENT

**0845 500 61 61**  
[www.fi-rem.com](http://www.fi-rem.com)  
[enquiries@fi-rem.com](mailto:enquiries@fi-rem.com)

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