


Geneva

International Park
Birmingham



TO LET

FROM 8,206—16,518 SQ FT



Substantially refurbished
office space across 3 floors,
complete with a newly revamped
outside amenity space.

FROM
8,206 TO
16,518 SQ FT



Geneva, positioned within a highly convenient location, is situated just a 6-minute drive from Junction 6 of the M42, making it easily accessible from Birmingham city centre.

Providing a high quality headquarters office building with an impressive triple height reception and two floors of office space.

Offering great connectivity for air travel, Geneva is only a stone's throw away from Birmingham Airport. The building is located only 3 miles away, translating roughly to a 4-minute drive.

For those relying on rail transport, Birmingham National Railway Station takes around 2 minutes to drive, further enhancing the building's accessibility.







ACCOMMODATION

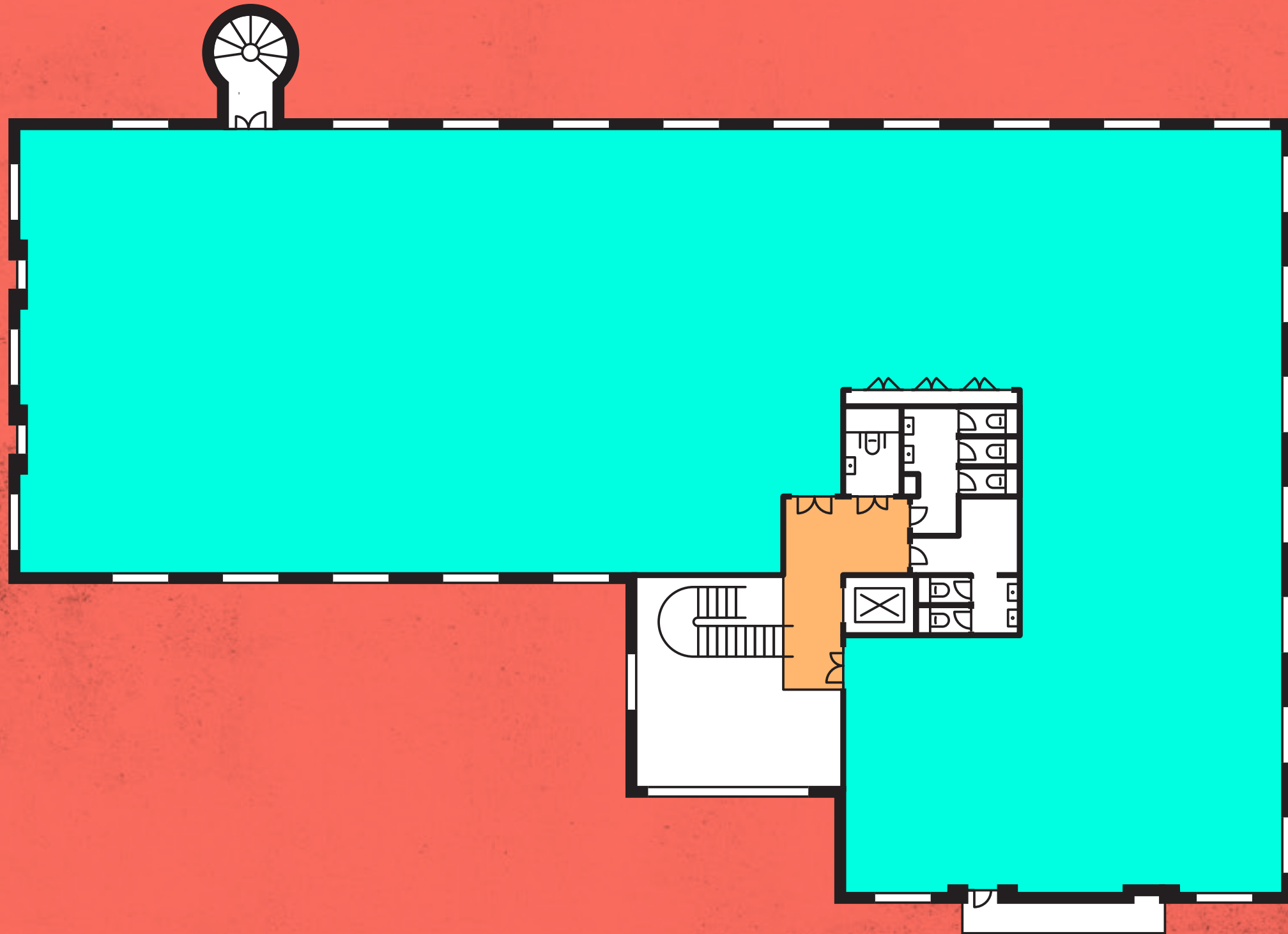
The available accommodation is located on the first and second floor, and has been fully refurbished to provide contemporary, open-plan accommodation.

| LEVEL | SQ FT | SQ M |
|------------------------|---------------|--------------|
| Second floor | 8,206 | 762 |
| First floor | 8,312 | 772 |
| Ground Floor | LET | |
| TOTAL AVAILABLE | 16,518 | 1,535 |

FLOORPLAN

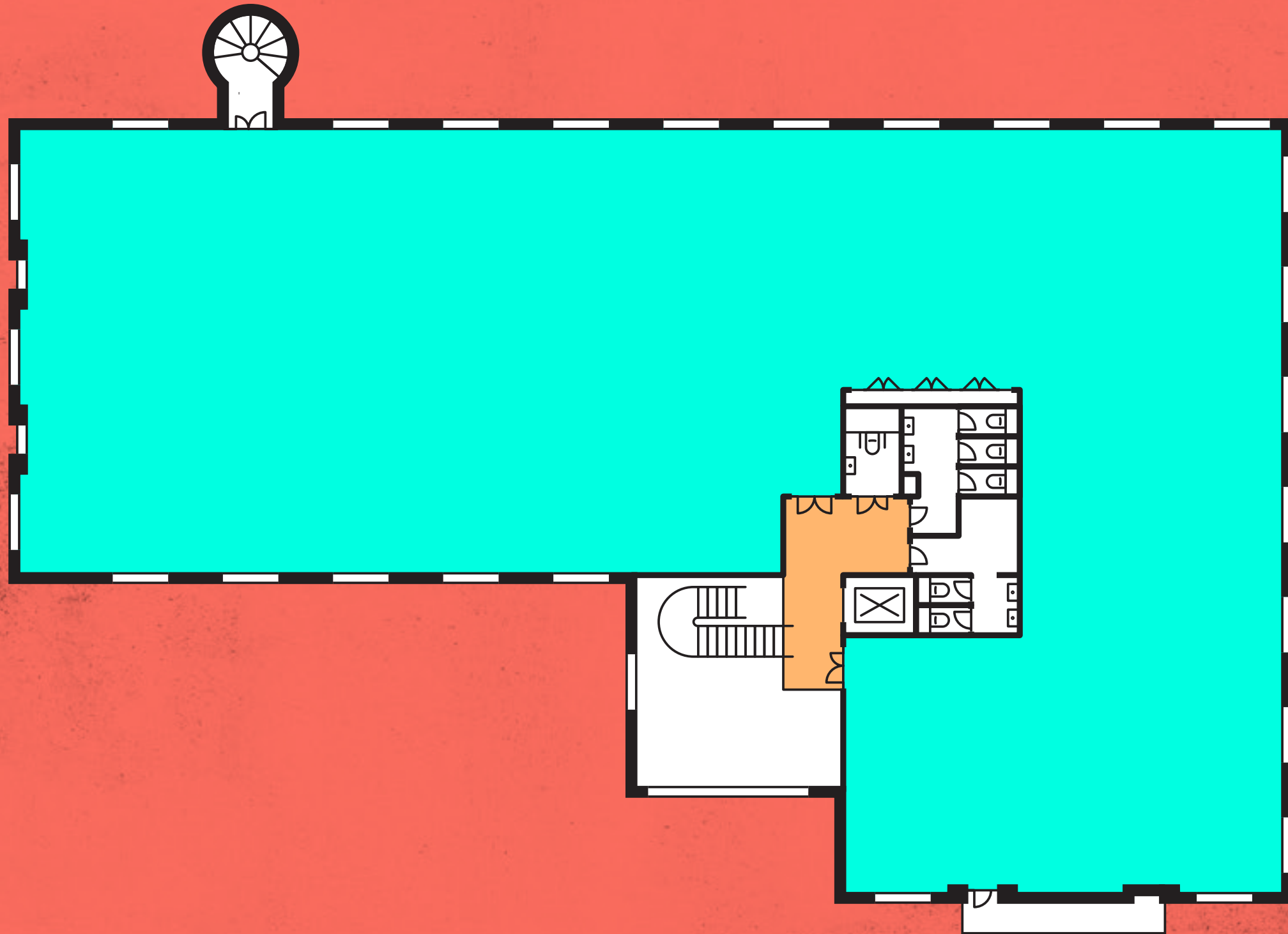
First Floor

8,312 sq ft



FLOORPLAN

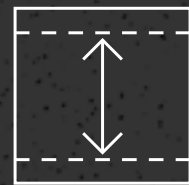
Second Floor
8,206 sq ft



SPECIFICATION



VRF AIR
CONDITIONING /
ALL ELECTRIC BUILDING



TRIPLE HEIGHT
RECEPTION



ACHIEVED
EPC RATING: A



NEW END-OF-TRIP
FACILITIES



LED
LIGHTING



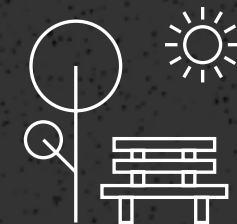
REFURBISHED
BREAK-OUT AREAS



CAR PARKING WITH
EV CHARGING



SECURE CYCLE
STORAGE



OUTDOOR COURTYARD
AND SEATING AREA



LOCATED NEXT TO
BIRMINGHAM AIRPORT
AND BIRMINGHAM
INTERNATIONAL
STATION



15 MINUTES' WALK
TO BIRMINGHAM
INTERNATIONAL
RAILWAY STATION



5 MINUTES' DRIVE TO
BIRMINGHAM INTERNATIONAL
RAILWAY STATION VIA
BICKENHILL LANE / B4438



9 MINUTES' TO BIRMINGHAM NEW STREET
1 HOUR 8 MINUTES' TO EUSTON, LONDON
1 HOUR 19 MINUTES' TO SHEFFIELD STATION
1 HOUR 53 MINUTES' TO MANCHESTER PICCADILLY

LOCAL AMENITIES

Geneva is just 10 minutes walk from **Resorts World Birmingham**, a dynamic leisure destination offering a unique mix of outlet shopping, dining, and entertainment. Amenities include a four-star hotel and luxury spa, a state-of-the-art cinema, bowling, escape rooms, and the UK's largest casino.

With over 50 designer outlets, a range of bars and restaurants, it's an ideal destination for work, client entertainment, and after-hours relaxation—all just minutes from your doorstep.





A Praxis property

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Geneva

**International Park
Birmingham**

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