



Birmingham
Business Park

GROUND FLOOR

3120

PARK SQUARE

3,875 SQ FT

Air conditioned office suite



SET WITHIN 148 ACRES BIRMINGHAM
BUSINESS PARK PROVIDES 2 MILLION SQ FT
OF HIGH QUALITY OFFICE SPACE AND IS HOME
TO OVER 120 OCCUPIERS.



SPECIFICATION

The building has been refurbished to provide the following:

Internally

- Open plan floor plate
- Fully raised carpeted access floors
- New metal suspended ceiling
- New 3 pipe VRF heating and air conditioning
- New LED light fittings
- Newly refurbished male and female toilets
- EPC rating of B40

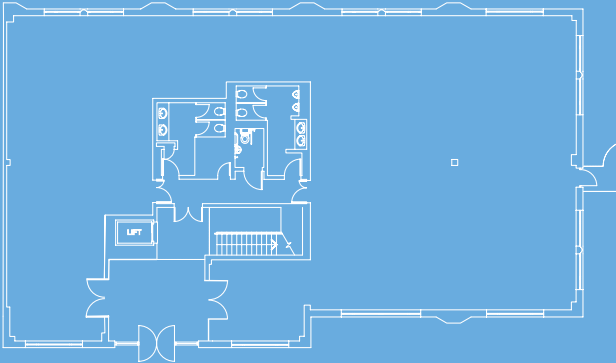
The Park benefits from:

- 24 hr security team
- CCTV coverage and ANPR
- On-site management
- Bus services to and from Birmingham International, Coleshill and Sutton Coldfield
- Cafés, Newsagent, Nursery and Fitness Classes

Externally

- Refreshed landscaping with new planting
- 19 car parking spaces (1:204 sq ft)

GROUND FLOOR

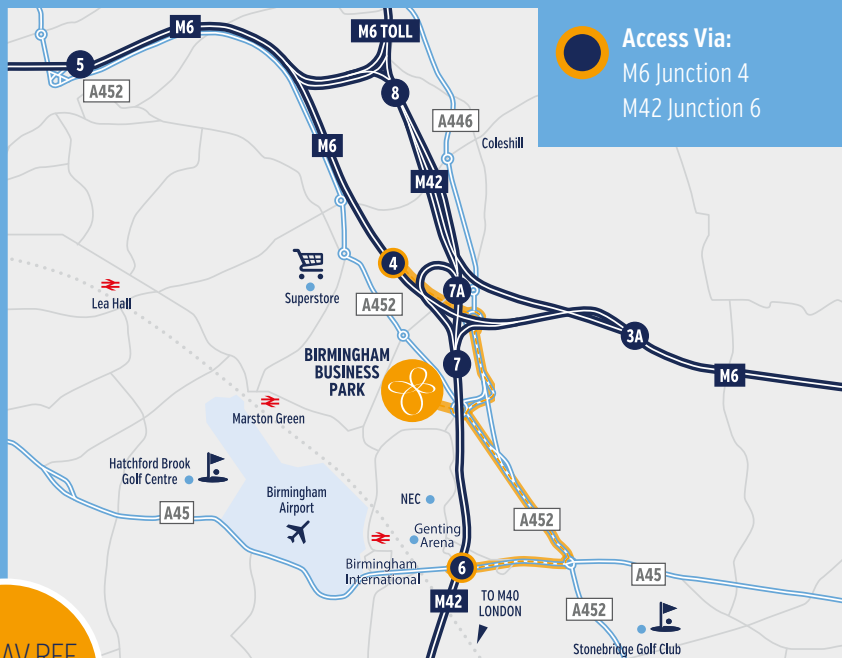


ACCOMMODATION

IPMS 3	SQ FT	SQ M
GROUND FLOOR	3,875	360
TOTAL	3,875	360

IDEALLY LOCATED

BIRMINGHAM BUSINESS PARK IS CENTRALLY LOCATED CLOSE TO BOTH JUNCTION 6 OF THE M42 AND JUNCTION 4 OF THE M6. ACCORDINGLY THE PARK BENEFITS FROM MULTIPLE CONNECTIONS TO THE MIDLANDS MOTORWAY NETWORK AND EASY ACCESS TO BIRMINGHAM CITY CENTRE. BIRMINGHAM INTERNATIONAL RAILWAY STATION AND BIRMINGHAM AIRPORT ARE MINUTES FROM THE PARK OFFERING EXCELLENT NATIONAL AND INTERNATIONAL CONNECTIONS.



SAT NAV REF
B37 7YN

COMMUNICATIONS



RAIL TIMES FROM BIRMINGHAM INTERNATIONAL RAILWAY STATION

Birmingham New Street	10 mins
London Euston	71 mins
Manchester Piccadilly	105 mins
Bristol Temple Meads	115 mins

Source: National Rail Enquiries



ROAD DISTANCES (AND TIMES)

J4 M6	1.4 miles (3 mins)
J6 M42	3.0 miles (5 mins)
Solihull Town Centre	7.6 miles (12 mins)
Birmingham City Centre	12.3 miles (22 mins)

Source: AA Route Planner



VIEWING STRICTLY THROUGH THE JOINT AGENTS

Owned by

BLACKROCK®



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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contact. All areas quoted are approximate. Updated October 2020..