



**Birmingham**  
Business Park

FIRST FLOOR

**3160**

**PARK SQUARE**

**8,770 SQ FT**

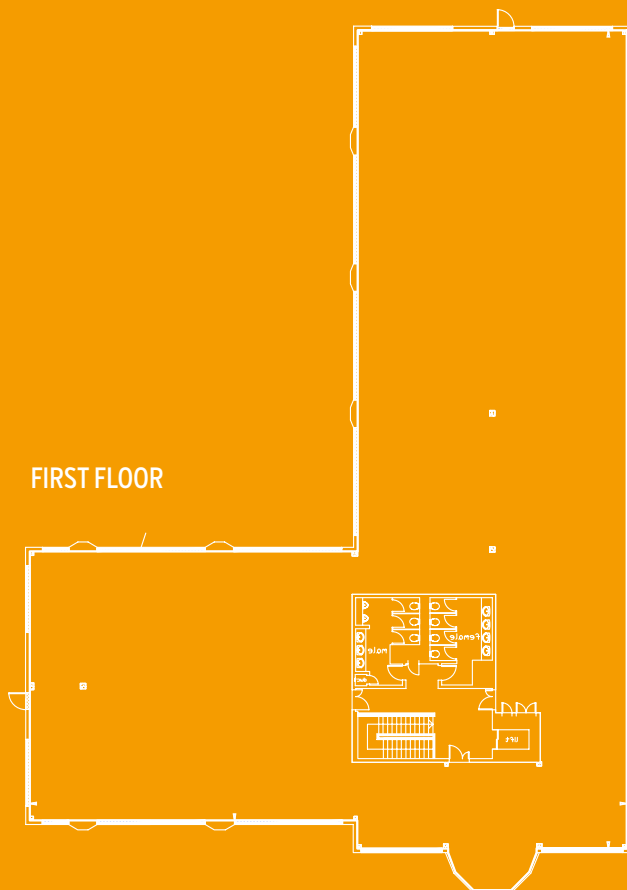
Air conditioned offices



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

## ACCOMMODATION

IPMS 3	SQ FT	SQ M
FIRST FLOOR	8,770	814.7
<b>TOTAL</b>	<b>8,770</b>	<b>814.7</b>





## SPECIFICATION

The first floor suite and common areas have been comprehensively refurbished, now being ready for immediate occupation, provides 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 B

### Externally

- Refreshed landscaping with new planting
- 54 car parking spaces (1:162 sq ft)

### 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





## COMMUNICATIONS



### RAIL TIMES FROM BIRMINGHAM INTERNATIONAL RAILWAY STATION

Grand Central Station	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



# MASTER PLAN

-  Greggs
-  WH Smith
-  Saffron Café
-  Bus stops - Bus service 75 (Claribels)
-  Bus stops - Bus service X12 (National Express)
-  Park Management Office
-  Outdoor Street Food Carts
-  Crèche
-  Dry Cleaning
-  Bicycle Planter Stands
-  E Bicycles
-  Bicycle Repair Stand
-  Bicycle Rack
-  Table Tennis Tables
-  Outdoor Gym & Outdoor Games
-  Allotments
-  Wild Flower Meadow

3160  
PARK SQUARE

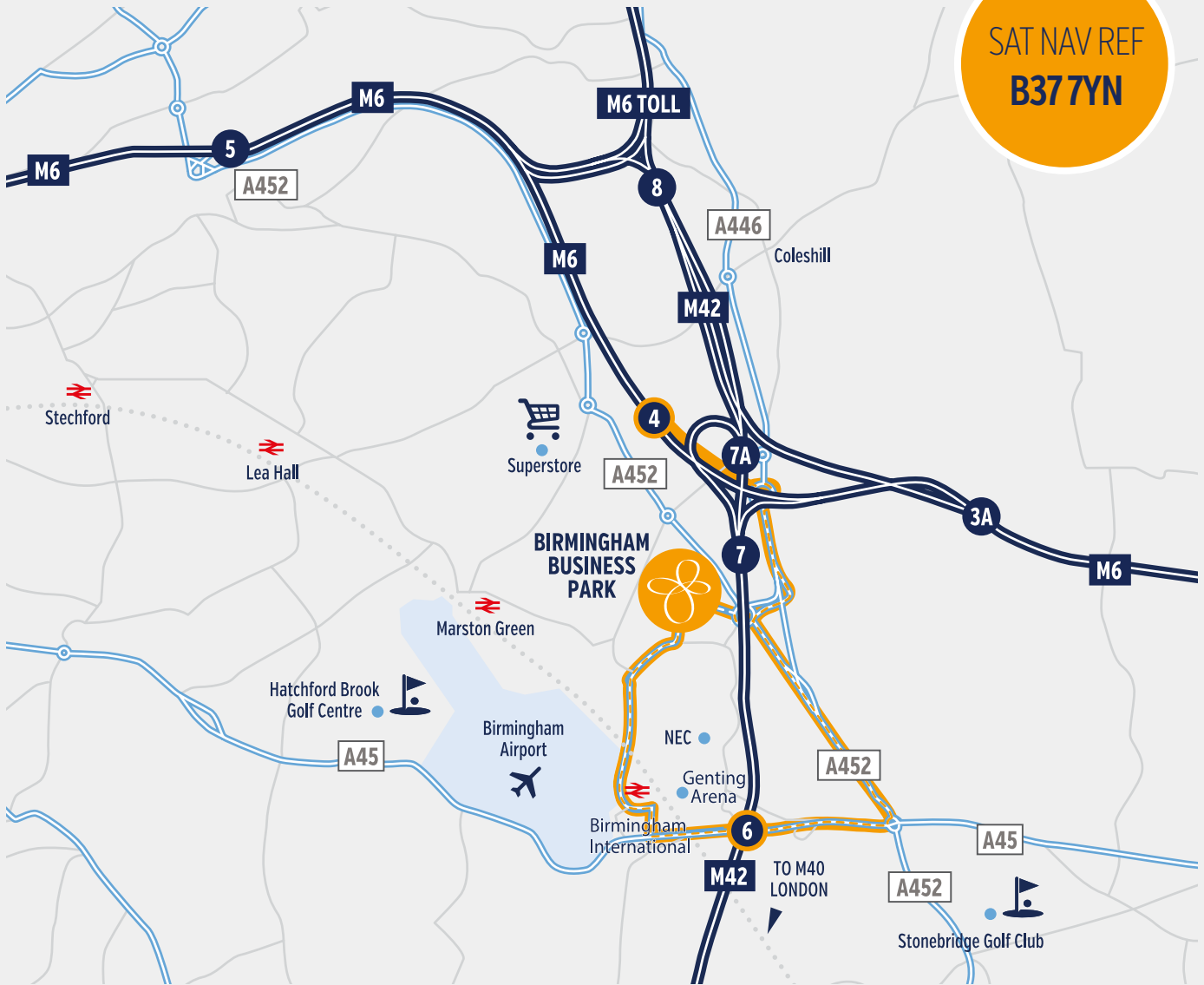


# IDEALLY LOCATED

**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.

**Access Via:**  
 M6 Junction 4  
 M42 Junction 6

**SAT NAV REF**  
**B377YN**



## VIEWING STRICTLY THROUGH THE JOINT AGENTS



Owned by  
**BLACKROCK®**

**Jonathan Carmalt**  
 0121 643 6440  
 jonathan.carmalt@eu.jll.com

**Adrian Griffith**  
 0121 236 8236  
 adrian.griffith@avisonyoung.com

**Malcolm Jones**  
 0121 233 2330  
 mjones@kwboffice.com

[parkpresentfuture.co.uk](http://parkpresentfuture.co.uk)

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:  
 • Corporate structure and ownership details • Identification and verification of ultimate beneficial owners • Satisfactory proof of the source of funds for the buyers/funders/lessee.  
 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 contract. All areas quoted are approximate. May 2022.