



**Birmingham**  
Business Park

GROUND FLOOR

**6240**

**BISHOPS COURT**

**3,909 SQ FT**

A fully refurbished comfort cooled office suite

 Virtual Tour

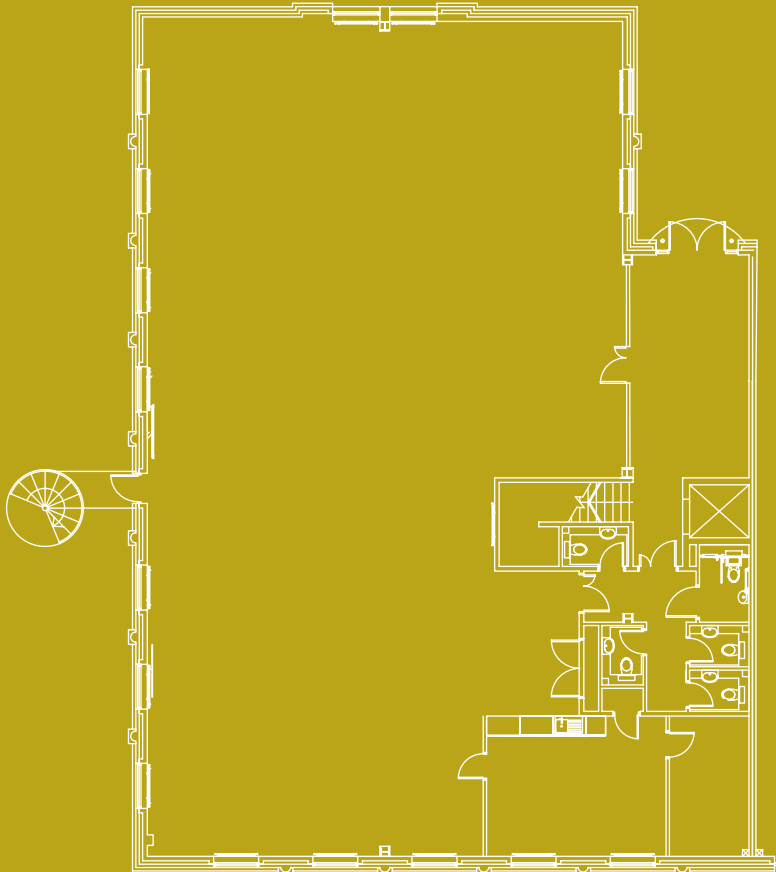


**SET WITHIN 148 ACRES BIRMINGHAM  
BUSINESS PARK PROVIDES 2 MILLION SQ FT  
OF HIGH QUALITY OFFICE SPACE AND IS HOME  
TO OVER 150 OCCUPIERS.**

## ACCOMMODATION

GROUND FLOOR

IPMS 3	SQ FT	SQ M
GROUND FLOOR	3,909	363
<b>TOTAL</b>	<b>3,909</b>	<b>363</b>



 Virtual Tour



## SPECIFICATION

The building benefits from the following:

### Internally

- Open plan floor plates
- VRF comfort cooling system designed for occupancy at 1:8 sq m
- Mineral fibre suspended ceiling
- LED lighting
- Raised access floor
- Door entry system
- EPC rating of B34
- Male and Female WC's
- Fitted kitchen

### Externally

- Refreshed landscaping with new planting
- 23 car parking spaces (1:171 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





## CONNECTIVITY



### 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** 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



6240  
BISHOPS COURT

To M6 J5

M42

Main Entrance

To M42 J6

Birmingham International Railway Station and Airport

Blackfirs Lane  
THE LITTLE OWL PUBLIC HOUSE  
HOLIDAY INN EXPRESS BIRMINGHAM NEC

Bickenhill Parkway

# 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



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 • Corporate structure and ownership details • Identification and verification of ultimate beneficial owners • Satisfactory proof of the source of funds for the buyers/funders/lessee.  
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