

BIO BUILDING

BLYTHE VALLEY PARK SOLIHULL B90 8AF



TO LET

HIGH SPECIFICATION OFFICE ACCOMMODATION

93,233 sq ft 8,661 sq m

Blythe Valley Park is regarded as one of the **most prestigious** office parks in the **West Midlands**



INTRODUCTION

Blythe Valley Park is an established 2 million sq ft master planned H.Q. campus for business and employees set in 257 acres of landscaped parklands coupled with an abundance of recreational facilities



LOCATION

Bio Building on Blythe Valley Park is located in Solihull, an affluent town within the West Midlands. Blythe Valley Park is positioned just 9 miles South East of Birmingham City Centre.

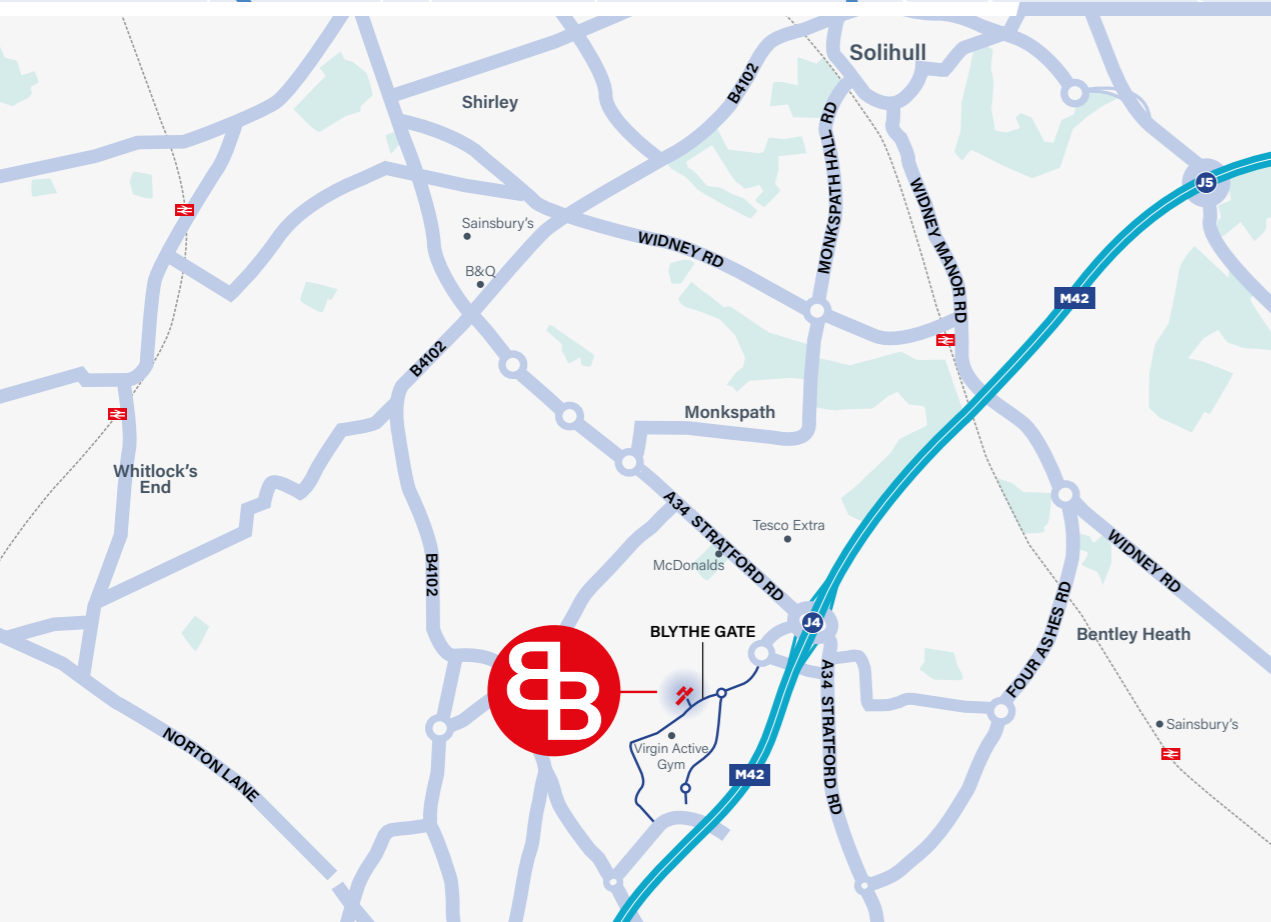
The Park is situated at J4 of the M42 motorway and just 4 miles south west of Solihull town centre. The Park is ideally located at the convergence of the UK's arterial motorways. Junction 3A of the M40 motorway is 2 miles to the South West and J4 of the M6 motorway is 8 miles to the north east.

The Park is also situated 7 miles South of both Birmingham International Airport and Birmingham International Railway Station.



JOURNEY TIMES

Dorridge Train Station	7 mins (3.1 miles)
Widney Manor Train Station	10 mins (3.6 miles)
Solihull Town Centre	12 mins (4.7 miles)
Birmingham International Airport	17 mins (8.5 miles)
Birmingham City Centre	31 mins (20.7 miles)
London	2 hrs 24 mins (111 miles)



BLYTHE VALLEY PARK OCCUPIERS

1. **BIO BUILDING**

2. Pro logis UK
3. Tesla Centre Solihull
4. Jerroms Corporate Finance
5. Lounge HQME
6. Taylor Wimpey/Infor/Wavenet
7. Cartisian Technical Recruitment
8. Gymshark Lifting Club
9. Virgin Active
10. GSIQ
11. Gymshark HQ/Field Fisher
12. Enzen Global
13. ZF Group
14. Rolls Royce Motor Cars
15. Andrew Whiting Wealth Consultancy LLP
16. Rybrook McLaren
17. Ridge and Partners LLP
18. Tilia Homes
19. Enzen Global Corporate Office



FLOOR PLAN

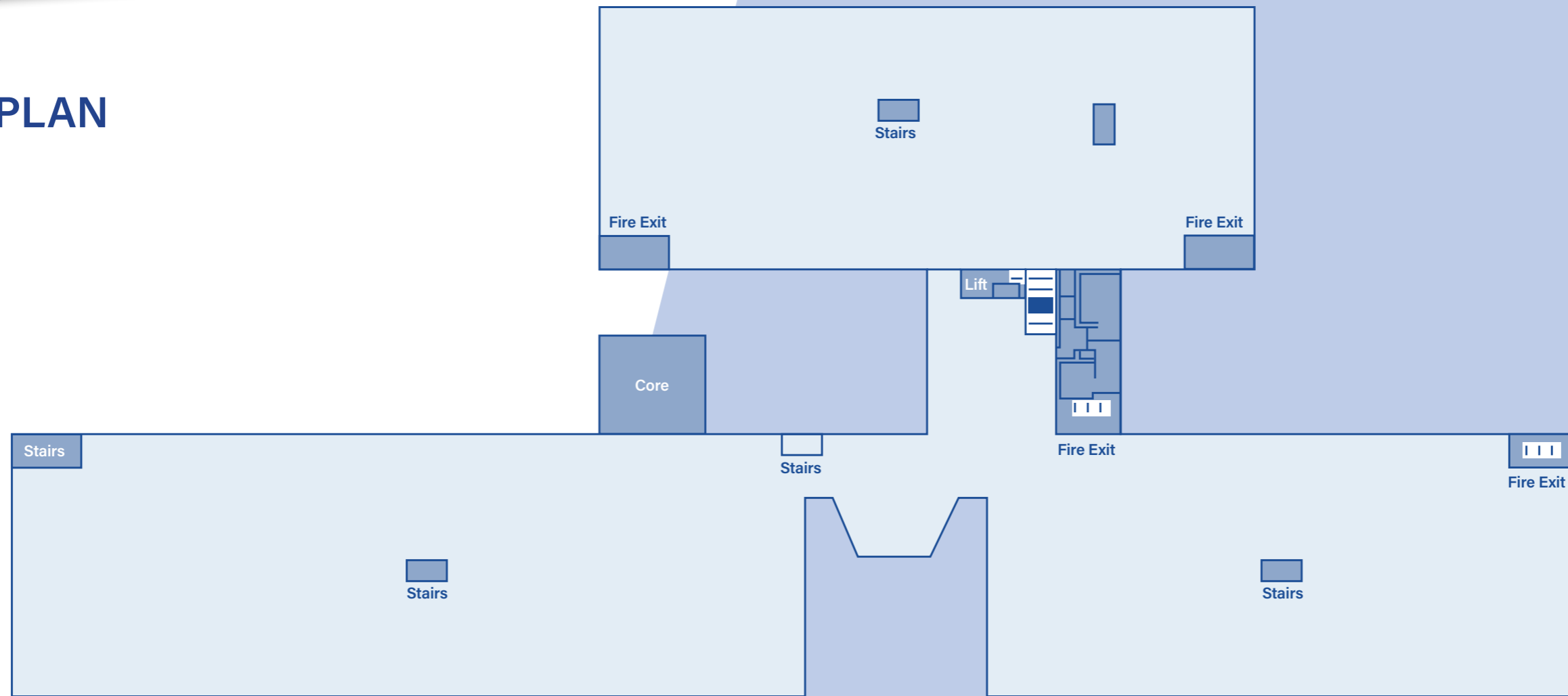


Illustration is for indicative purposes only.

SCHEDULE OF AREAS

Bio Building comprises three interlinked architecturally designed, award winning office buildings totalling 93,233 sq ft. The inter-linked buildings provide a contemporary and sustainable working environment.

Floor	Sq Ft	Sq M
Ground	42,781	3,974.5
First	50,452	4,687.1
Total	93,233	8,661.6





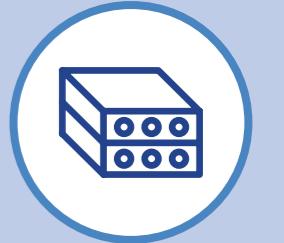
SPECIFICATION



Flexible floor plates



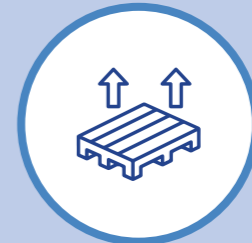
Naturally ventilated



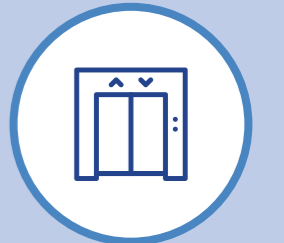
Precast concrete ceilings



Intelligent LG3 compliant lighting



Fully accessible raised floors



Passenger lift



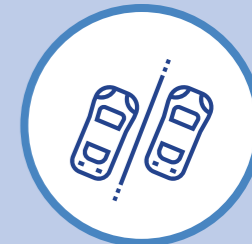
Male, female and disabled WCs



Auditorium



On site café



342 car parking spaces



AMENITIES / THE COMMUNITY

- Virgin Active Gym
- Busy Bees Nursery
- Java Lounge Café
- Nature trail and a 122 acre Country Park
- 24 hour on site security and a vehicle registration recognition system
- Regular Park food events
- Marketing and management office
- Dedicated estate management team



Blythe Valley Park is synonymous with the outdoors, health, wellbeing and quality landscapes





LEASE TERMS

New lease available directly from the landlord.

VAT

VAT will be charged at the prevailing rate where applicable

EPC

A certificate is available from the letting agents on request.

LEGALS

Each party is responsible for their own legal costs in any transaction.

CONTACTS

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