



TO LET / FOR SALE 9,795 SQ FT
BIRMINGHAM B45 9PZ

3 PARKLANDS BUSINESS PARK



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CURRENT OVERVIEW

Offering a two-storey detached HQ style building at an established and highly sought after business park location. 3 Parklands Business Park is available Freehold in its existing condition or leasehold subject to a comprehensive refurbishment offering **Grade A space of the highest quality.**

Wellbeing and flexibility is at the heart of the building, which includes a modern design, flexible working spaces and facilities to enable sustainable travel for employees.

Surrounded by a number of blue-chip organisations, including Compass Group, Enpure, St Modwen and Select Service Partnership, occupiers will benefit from a location at the heart of the motorway network, and suburban rail connections providing direct trains to Birmingham, Bromsgrove and Redditch. Excellent bus services run at least every ten minutes during the week from the A38 to Longbridge train station and beyond.



LOCATION

Situated 14 km (8.5 miles) south of Birmingham City Centre, Parklands is a 30 acre self contained development situated on the south side of Birmingham Great Park in the Longbridge / Rubery area some 3.7 km (2.3 miles) east of Junction 4 of the M5 Motorway on the A38 Bristol Road. Parklands also benefits from being 6.4 km (4 miles) directly north of Junction 1 of the M42 Motorway.

Staff and visitors will benefit from this unique environment. Three Parklands is ideally placed for access to the full range of the Park's amenities including:

- Supermarket
- Petrol station
- Dry cleaners
- Hotel
- Crèche
- Cinema
- Restaurants
- Medical Centre
- Health Club



DRIVE TIMES



M5
Junction 4



Longbridge
Train Station




M42
Junction 1



Birmingham
New Street



St Modwen

 Longbridge Train station

Hollywood Bowl

Nuffield Health

Brewers Fayre

Morrisons Supermarket

Premier Inn

A38

Empire Cinema

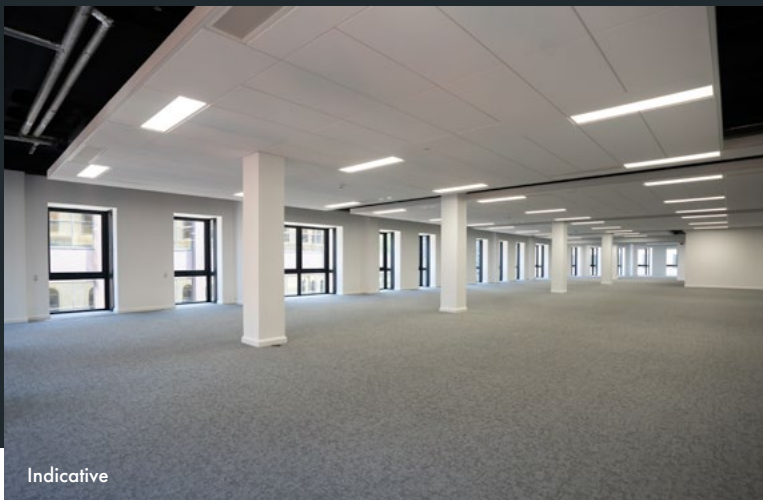
Select Service Partnership

3

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PROPOSED SPECIFICATION

IF REQUIRED THE OFFICES WILL BE REFURBISHED TO INCLUDE:



New heating & cooling equipment



Grade A accommodation and common areas



48 On site parking spaces (1:194 sq ft)



EV charging



Double height reception



Open plan offices



New WC & Shower facilities



Passenger lift



Contemporary finishes



EPC B Minimum target

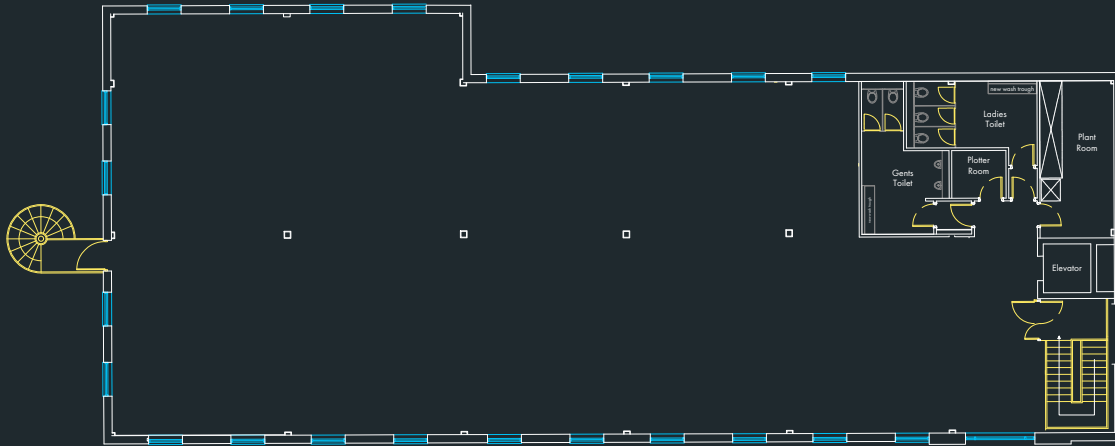


150mm raised access floors

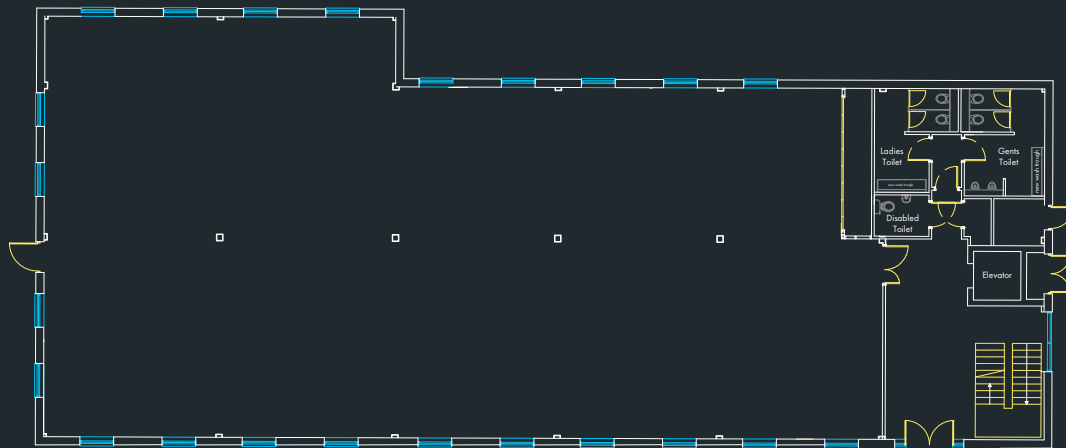


LED linear pendant lighting

FLOOR PLAN



First Floor



Ground Floor

	Net Internal Area (sq m)	Net Internal Area (sq ft)
Reception	28	304
Ground Floor	434	4,671
First Floor	448	4,824
Total	910	9,795

The property benefits from 48 car parking spaces providing a ratio of 1:18 sq m / 193 sq ft



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Birmingham
B45 9PZ

ALL ENQUIRIES



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