



New High Quality Industrial,
Warehouse and R&D Units

TO LET

Design & Build with Detailed Planning

42,890 sq ft and 51,010 sq ft

Single units up to 120,000 sq ft (subject to planning)

www.birminghambusinesspark.co.uk

On behalf of **BLACKROCK**[®]



Birmingham
Business Park

Birmingham Business Park, Solihull Parkway, Birmingham B37 7YN



Birmingham Business Park set within 148 acres of mature parkland is the most established out of town business park in the Midlands with over 150 thriving businesses and 10,000 employees.

- Close to J6 M42 & J4 M6
- 2.5 miles from Birmingham Airport
- Birmingham International Station, NEC and Resorts World nearby
- Catchment of 35 million people within a two hour drive time
- Readily available source of labour
- New access road now open

DIAMOND

Two units with detailed planning, suitable for a range of industrial, warehouse and R&D uses.

Available now on a design and build basis with a rapid delivery programme.

ENVIRONMENTAL CREDENTIALS

- Targeting BREEAM Excellent
- Targeting EPC 'A' Rated
- Solar thermal heating
- Rainwater harvesting
- Power charging stations
- EV charging points
- Photovoltaic panels
- Energy monitoring system with 'smart meters'
- LED office lighting with automatic movement and daylight controls
- LED lighting to external yard areas and doors
- 10% rooflights providing natural daylight.
- Air source heat pumps
- Bio-diverse landscaping



SPECIFICATION

UNIT 1

2 level access loading doors
 3 loading dock doors
 10m clear internal height
 50kN/m2 floor loading
 250kVA power supply
 47m yard depth
 48 car parking spaces
 24 hours of use

OFFICE

VRF heating and cooling
 150mm raised access floor
 Metal suspended ceiling
 LED lighting

UNIT 2

2 level access loading doors
 4 loading dock doors
 10m clear internal height
 50kN/m2 floor loading
 250kVA power supply
 46m yard depth
 49 car parking spaces
 24 hours of use

OFFICE

VRF heating and cooling
 150mm raised access floor
 Metal suspended ceiling
 LED lighting

SCHEDULE OF ACCOMMODATION

(GROSS INTERNAL AREA)

UNIT 1	SQ FT	SQ M
Warehouse Area	38,425	3,570
Offices (incl. GF Core)	4,465	415
Total Area	42,890	3,985

UNIT 2	SQ FT	SQ M
Warehouse Area	45,000	4,181
Offices (incl. GF Core)	6,010	558
Total Area	51,010	4,739

Total Area	93,310	8,669
Site Area	6.05 Acres (2.45ha)	

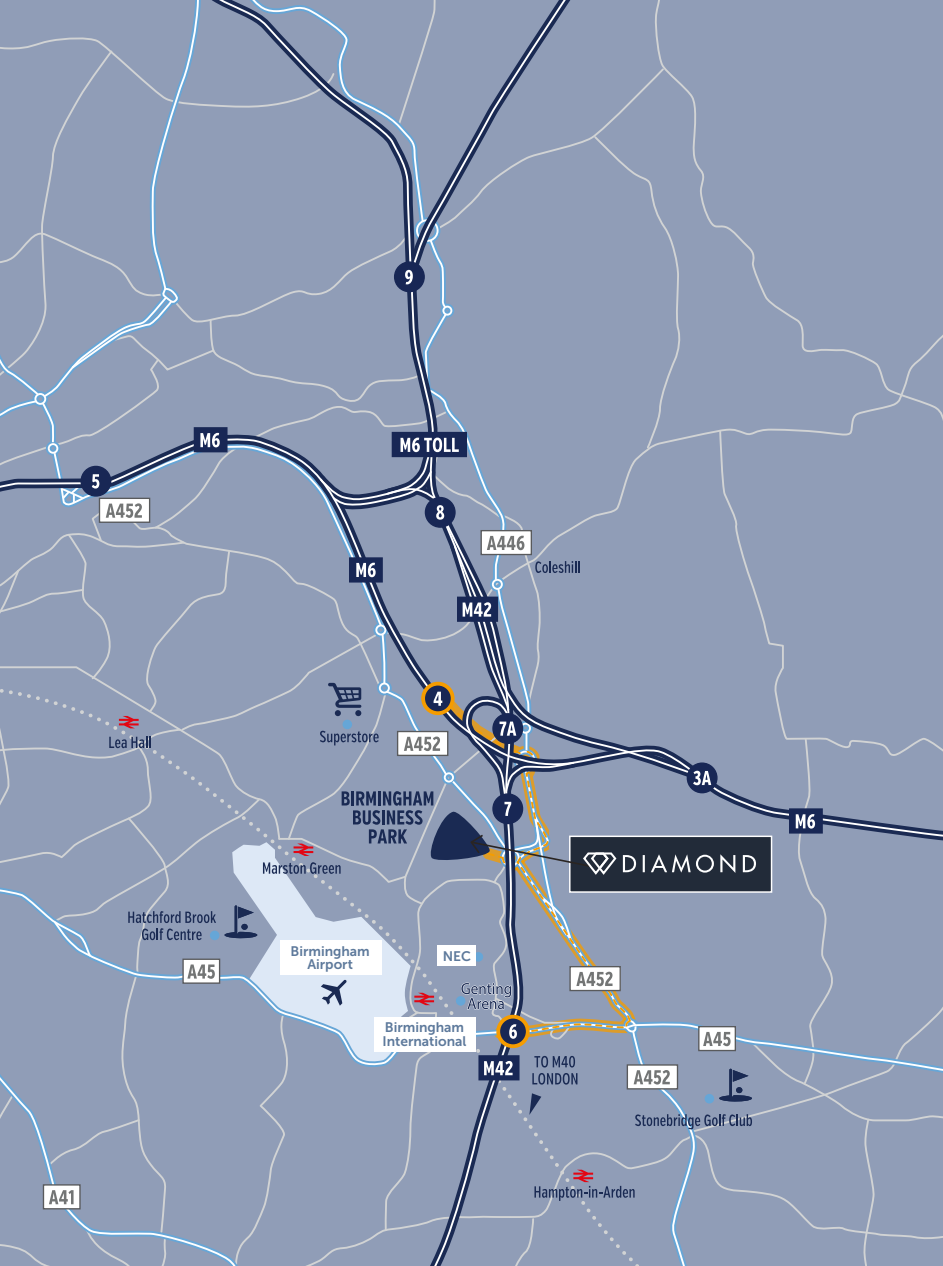


NOT JUST A PLACE TO WORK!



Birmingham Business Park provides numerous on site amenities together with a range of activities within a parkland setting.

- Greggs Bakery
- Dry Cleaners
- Cafe
- BBP Lunch Club
- Outdoor Table Tennis
- Landscaped Gardens
- Community Cycle Club
- Community Allotments
- Community Book Club
- On-site Nursery
- Calendar of Events
- Sustainability Events
- 24 hour Security
- CCTV coverage and ANPR
- On-site Management Team
- Bus Services to and from Birmingham International, Solihull, Coleshill and Sutton Coldfield (Bus service X12)



Car

Rapid motorway access with the M42 (Jct 6) and M6 (Jct 4) within 2 miles.



Bus

Bus services direct from Airport, Train Station and serving Solihull and local area.



Train

Birmingham International Station is just 2 miles away, offering direct high speed services to London Euston (1.08 hours) and Birmingham New Street (10 minutes).



Birmingham Airport

This international airport is conveniently located being only a short car/taxi/bus journey from the business park.

FOR FURTHER INFORMATION OR TO ARRANGE A SITE INSPECTION CONTACT:

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Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. SUBJECT TO CONTRACT. Designed and produced by Q Squared Design Ltd., Tel: 01789 730833. AUGUST 2023.

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