



OFFICE TO LET

THE WATERSIDE CENTRE

Birmingham Business Park, Birmingham, B37 7YN

OFFICES TO LET IN PRIME LOCATION ON BIRMINGHAM BUSINESS PARK

635 TO 9,543 SQ FT (58.99 TO 886.57 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

DETAILS

DESCRIPTION

Due to recent lease expiries, we are pleased to bring to the market The Waterside Centre. Flexible office suites are available immediately to suit any occupier ranging from 636 sq ft up to a whole floor totalling 9,543 sq ft. The Waterside Centre is a modern oriental pagoda style building set around an enclosed garden area overlooking a purpose-built lake located on Birmingham Business Park, the most established out of town office park in the Midlands. Set within 148 acres of mature parkland, Birmingham Business Park comprises 2.4m sq ft of high quality office space and is home to more than 150 companies, including Rolls Royce, IMI, Fujitsu, Goodyear, GKN and Changan Automotive, and circa 10,000 employees. The vacant suites are available as either refurbished or un-refurbished to suit every budget and requirement with rents starting at just £15.50psf.

ACCOMMODATION

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Unit 4202	1,248	115.94	Available
Ground - Unit 4205	2,178	202.34	Available
1st - Unit 4301	4,575	425.03	Available
1st - Unit 4302	2,411	223.99	Available
1st - Unit 4303	2,557	237.55	Available
Total	12,969	1,204.85	

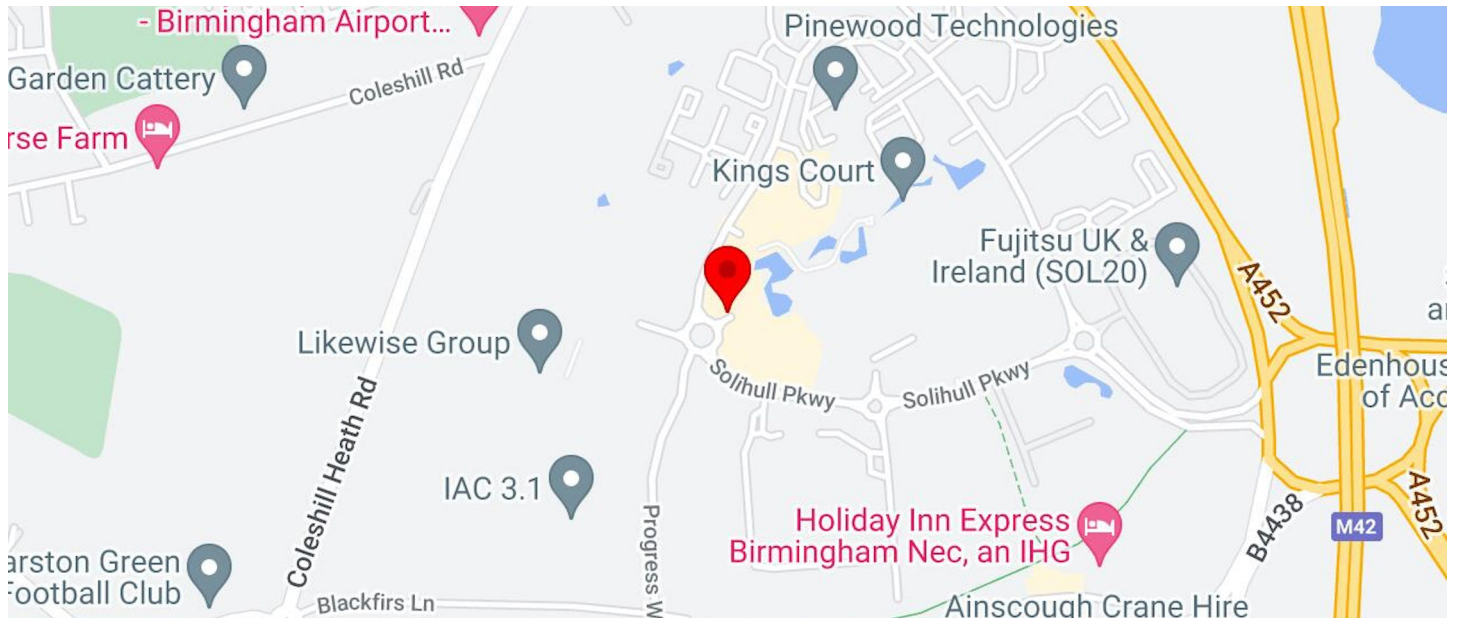
KEY FEATURES

- Close to Birmingham Airport and Birmingham International Station
- Business park location providing easy access to M6 J4A and M42 J6
- On-site parking - 1:316 sq ft
- Offices available in current condition or fully refurbished
- Raised Access Floors
- Excellent on site amenities including WH Smith, Greggs, Children's Day Nursery and Dry Cleaners
- Able to accommodate wide range of size requirements from 635 sq ft up to 9,543 sq ft
- DDA compliant

OUTGOINGS

- **Rent:** £15.50 - £20 per sq ft
- **Rates:** £6.50 per sq ft Average Rates Payable
- **Service charge:** £6.75 per sq ft
- **EPC:** D (82)

LOCATION



Just minutes from Junction 6 of the M42, the park is perfectly located for easy access to all the major road and motorway networks as well as rail and air links, with Birmingham International Station, Birmingham Airport, and the proposed HS2 Interchange within close proximity. Sitting at the heart of the national motorway network with 75% of the UK population within a three-hour drive.

Birmingham Business Park also forms part of UK Central (previously known as the M42 Economic Gateway), which supports an estimated 100,000 jobs region-wide and contributes £5.1bn to regional GDP.

Birmingham Business Park offers tenants a range of on-site amenities including Greggs, WHSmith, a nursery, and a dry cleaners. It holds a long-serving commitment to community engagement and health and well-being with a programme of regular events, from yoga classes to bike, book, allotment and cycling clubs. Once a month 'Netwalking' events, summer cinema screenings, and weekly 'Foodie Thursdays' for tenants to network and socialise.

CONTACT US

Julie Perks
07469 404041
julie.perks@realestate.bnpparibas

Mark Robinson
07342 069808
mark.d.robinson@realestate.bnpparibas

BNP Paribas Real Estate (Birmingham Office Agency)
9 Colmore Row, Birmingham, B3 2BJ

www.realestate.bnpparibas.co.uk

realestate.enquiries@bnpparibas.com
[linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK](https://www.linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK)



