

# one Trinity Park

BIRMINGHAM | B37 7ES

High quality  
office space

20,122 sq ft  
over two floors

**TO LET**



## One Trinity Park is a headquarters office building providing a Grade A specification.

Strategically located on an established business park immediately adjacent to Birmingham Airport, the NEC and Birmingham International rail station, it benefits from immediate access to the national motorway network via junction 6 of the M42, while the HS2 Interchange station and the commercial zone around Arden Cross, will be just 300m away.

With exemplary regional, national and international connections, One Trinity Park is one of the best office buildings in the UK.

Nearby amenities include Resorts World, providing an abundance of restaurants, shops, a cinema, casino and hotel & spa, as well as Resorts World Arena and a number of other international standard hotels.

Nearby Solihull town centre benefits from a thriving High Street alongside Touchwood, a major shopping and entertainment complex, anchored by John Lewis.

One Trinity Park was originally constructed in 1997. Half of the 3rd floor has recently been refurbished to provide full Grade A specification. The whole of the 2nd floor is also due to be refurbished in the near future.



Car parking  
1:250 sq ft



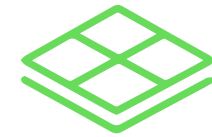
EPC - B



Air conditioning with  
VRV system



Suspended ceilings  
and LED lighting



Fully accessible  
raised floors



# Built around the needs of occupiers

Efficient, flexible and with Grade A specification, the suites can be adapted to suit an occupier's individual requirements. The 2nd floor is also due to be refurbished in the near future.

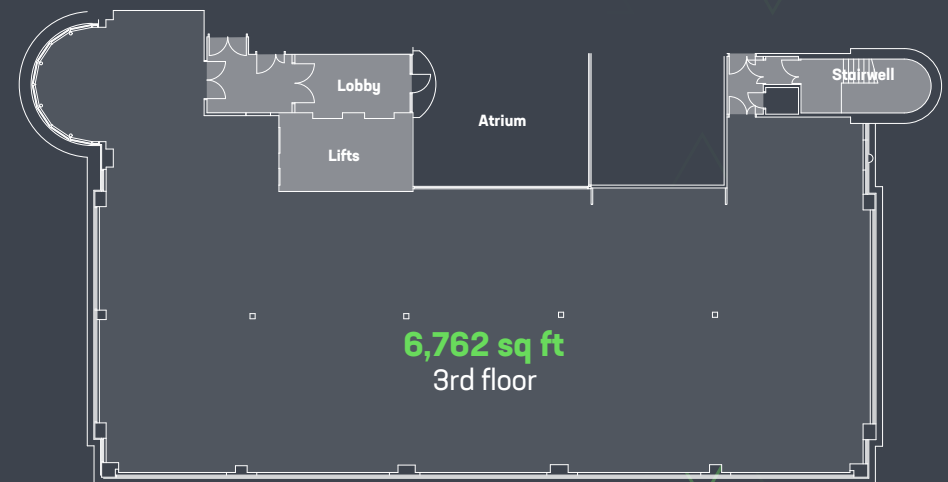
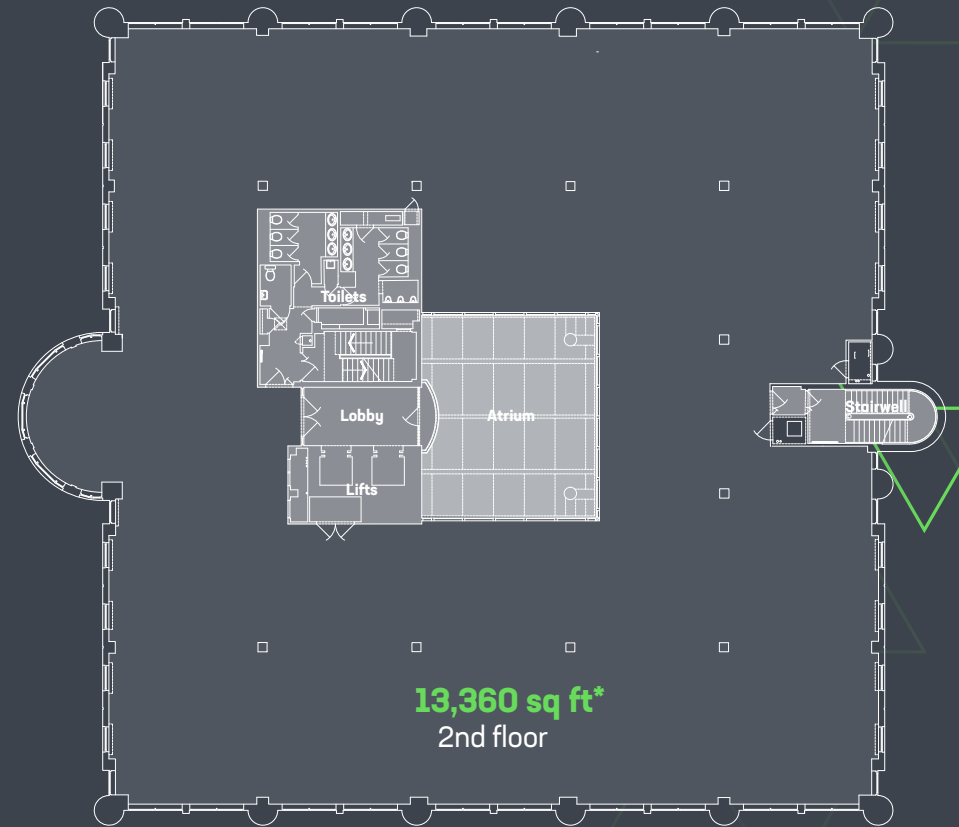
3rd Floor	6,762 sq ft
2nd Floor*	13,360* sq ft
<b>Total</b>	<b>20,122 sq ft*</b>

IPMS3

\*The 2nd floor is to be refurbished and will be remeasured upon completion.

## Specification

- ▲ Manned reception area
- ▲ 1:8 sq m occupational density
- ▲ Perforated metal suspended ceilings
- ▲ LED lighting
- ▲ New carpeting
- ▲ Shower and cycle facilities
- ▲ 2 x passenger lifts
- ▲ Car parking 1:250 sq ft
- ▲ EPC Rating - B



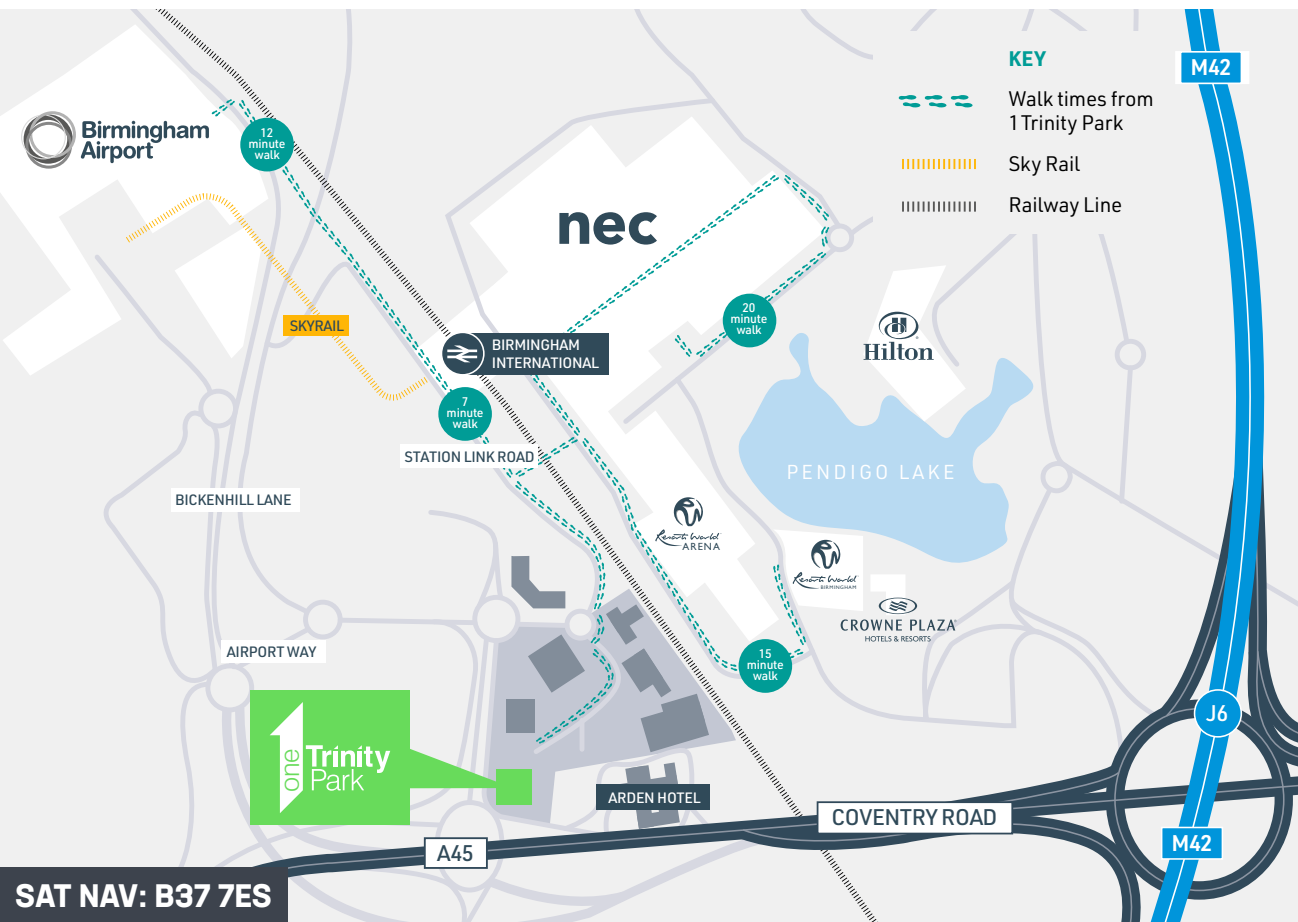


# Location

One Trinity Park sits at the heart of an established business park offering world class connectivity which is an integral part of Birmingham's business ecosystem.

Just meters from rail, road and air connections, the building occupies a quiet position on Trinity Park, which is accessed off Bickenhill Lane, directly from the A45 trunk road. Trinity Park is adjacent to junction 6 of the M42 and is also just ten minutes from both the M6 and M40.

With fast rail connections on its doorstep, Trinity Park has a strong record of attracting and keeping both national and international organisations. With the future arrival of HS2 these communications will be enhanced further.



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