

# LONGBRIDGE

## BUSINESS PARK

THE LARGEST MANUFACTURING AND R&D SITE IN THE MIDLANDS

# LONGBRIDGE

## BUSINESS PARK

Longbridge Business Park covers over 57 acres and offers an ideal environment that meets the needs of fast-growing high-tech manufacturing and R&D companies.

## THE POWER TO DELIVER UP TO 1 MILLION SQ FT

The £1bn regeneration of Longbridge combines ultrafast fibre broadband, a new Town Centre, Technology Park, Bournville College and excellent transport links. Longbridge is the ideal location for businesses that deliver exceptional manufacturing and engineering solutions.





**M5/J4**  
10 MINUTES

**M42/J2**  
8 MINUTES

**57 ACRES**  
READY FOR IMMEDIATE  
DEVELOPMENT

**32 MVA**  
OF POWER

**TIER ONE**  
FIBRE DATA CONNECTION



CGI of development opportunities at Longbridge Business Park

# INSPIRATIONAL LOCATION



**2,000**   
**NEW HOMES**  
 350 ALREADY DELIVERED



LONGBRIDGE IS HOME TO OVER  
**100 BUSINESS & 3,700 NEW JOBS**  
 SINCE 2007

**3,000**   
**BIRMINGHAM UNIVERSITY STUDENTS**

The regeneration of Longbridge has created a vibrant new business community.

Longbridge Business Park is a short walk from the three acre Austin Park and the new Longbridge Town Centre - offering an exceptional combination of open space and amenities for your team.

With national and international businesses already here, Longbridge is a dynamic, inspirational business location.



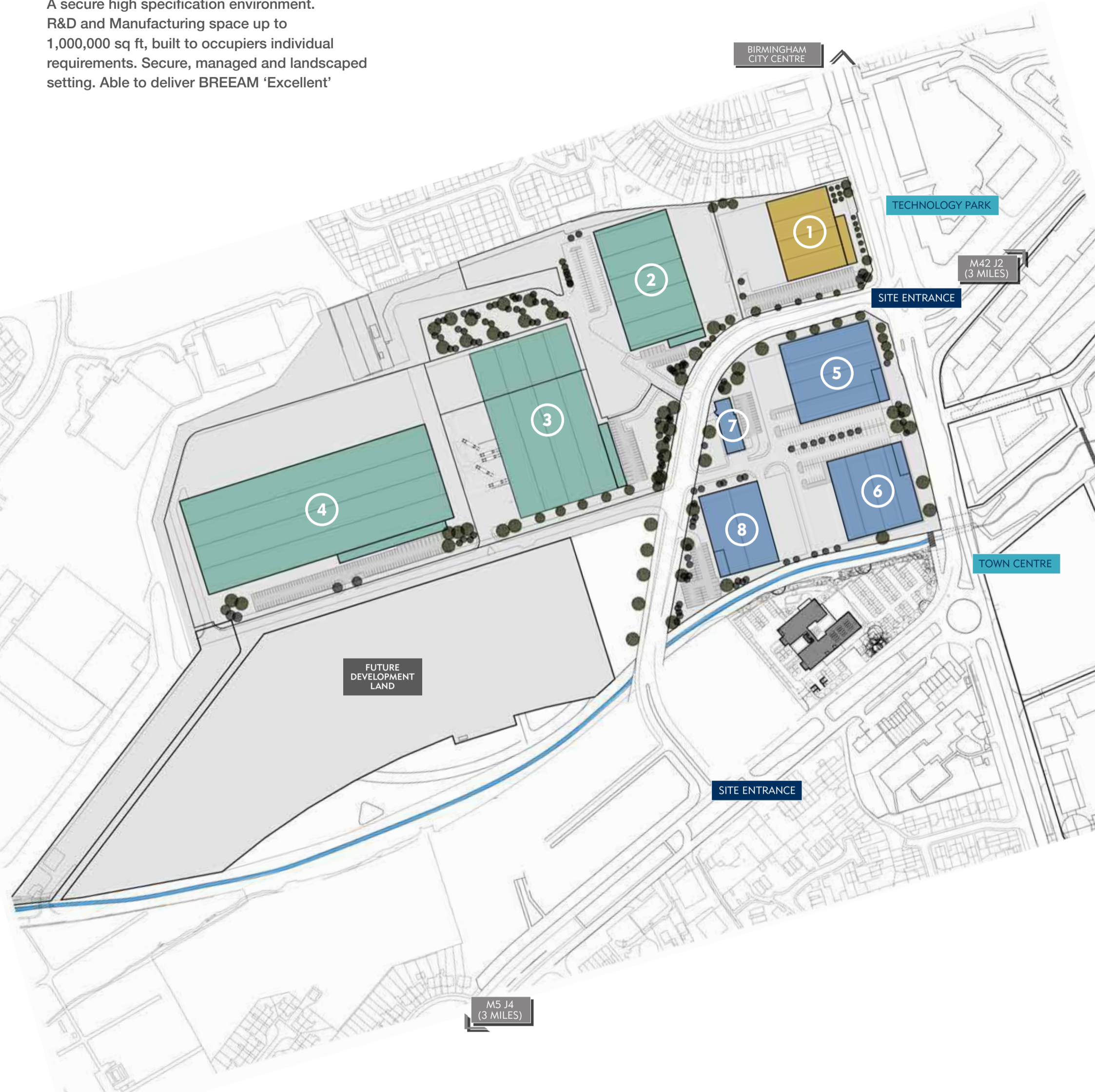
**1.4 MILLION**  
 WORKING AGE POPULATION WITHIN A 30 MINUTES DRIVE-TIME  
**16,428 AT LONGBRIDGE**

  
**3,500**  
**BOURNVILLE COLLEGE STUDENTS**



# DESIGN & BUILD OPPORTUNITIES

A secure high specification environment. R&D and Manufacturing space up to 1,000,000 sq ft, built to occupiers individual requirements. Secure, managed and landscaped setting. Able to deliver BREEAM 'Excellent'



## ACCOMMODATION

ZONE 1			
BUILDING 1	62,500 sq ft	5,806 sq m	
<b>TOTAL</b>	<b>62,500 sq ft</b>	<b>5,806 sq m</b>	<b>2.87 Acres</b>
ZONE 2			
BUILDING 2	80,000 sq ft	7,432 sq m	
BUILDING 3	160,000 sq ft	14,864 sq m	
BUILDING 4	216,000 sq ft	20,067 sq m	
<b>TOTAL</b>	<b>456,000 sq ft</b>	<b>42,363 sq m</b>	<b>23.43 Acres</b>

ZONE 3			
BUILDING 5	62,500 sq ft	5,806 sq m	
BUILDING 6	52,500 sq ft	4,877 sq m	
BUILDING 7	14,000 sq ft	1,301 sq m	
BUILDING 8	42,000 sq ft	3,902 sq m	
<b>TOTAL</b>	<b>171,000 sq ft</b>	<b>15,886 sq m</b>	<b>9.43 Acres</b>
<b>SINGLE UNIT</b>	<b>1,000,000 sq ft</b>	<b>92,903 sq m</b>	<b>57 Acres</b>

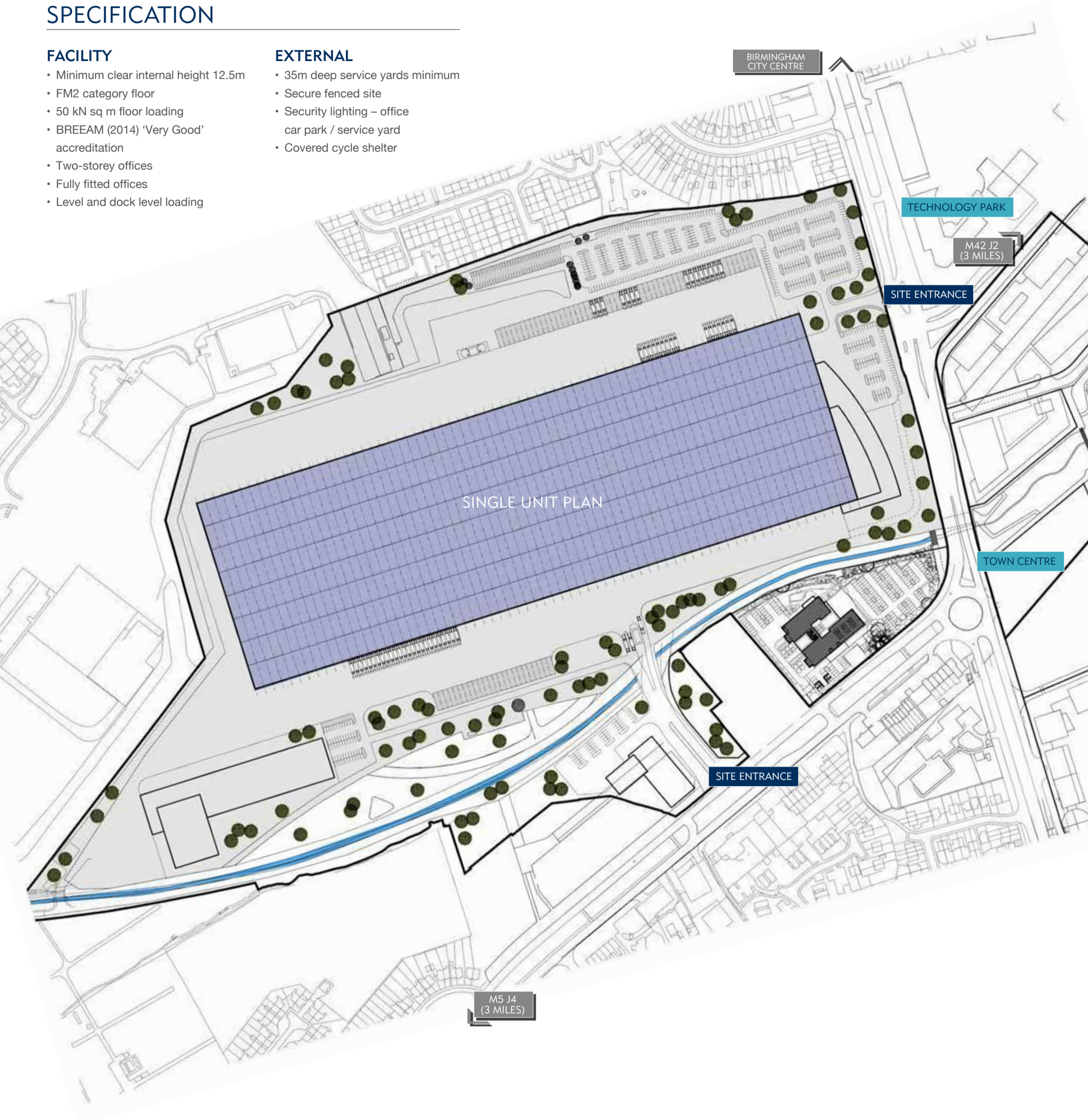
# SPECIFICATION

## FACILITY

- Minimum clear internal height 12.5m
- FM2 category floor
- 50 kN sq m floor loading
- BREEAM (2014) 'Very Good' accreditation
- Two-storey offices
- Fully fitted offices
- Level and dock level loading

## EXTERNAL

- 35m deep service yards minimum
- Secure fenced site
- Security lighting – office car park / service yard
- Covered cycle shelter



**24/7**  
UNRESTRICTED  
ACCESS

**SECURE**  
SERVICE YARDS

ALL FACILITIES AIM TO  
ACHIEVE 'VERY GOOD'  
**BREEAM**

EAVES HEIGHT  
OF UP TO  
**15M**

Join the success:



# ACCESSIBLE LOCATION

Situated within easy reach of both the M5 and M42, Longbridge boasts excellent connectivity by road, rail and air.

Regularly served by over 350 buses a day and with trains running every 10 minutes from its own station, Longbridge has a vital link to Birmingham city centre and the surrounding areas. The use of public transport is actively encouraged at Longbridge, promoting greener lifestyles for all.

Longbridge is strategically positioned:

- 10 miles from Birmingham city centre
- 3 miles from M5 (Junction 4) and M42 (Junction 2)
- Direct trains from Longbridge to Birmingham New Street and the City Centre
- On the A38 corridor, with direct access to the University of Birmingham, Life Sciences campus and Advanced Manufacturing
- Direct access via rail or the M42 motorway to Birmingham Airport, Heathrow, HS2, and London







**By Car:**

<b>Birmingham City Centre</b>	16 min
<b>Birmingham Airport</b>	32 min
<b>Bristol Port</b>	1 hr 34 min
<b>London Heathrow Airport</b>	1 hr 46 min
<b>Manchester</b>	1 hr 56 min
<b>Central London</b>	2 hr 19 min
<b>Leeds</b>	2 hr 21 min

source: AA 2016

**By Train:**

Longbridge train station provides frequent services to Birmingham New Street and Grand Central in the city centre

<b>Birmingham City Centre</b>	20 min
<b>Birmingham Airport</b>	46 min
<b>London Euston</b>	1 hr 53 min
<b>Manchester</b>	2 hr 05 min
<b>Bristol</b>	2 hr 23 min
<b>Leeds</b>	2 hr 33 min
<b>Glasgow</b>	4 hr 35 min

**By Bus:**

Over 350 buses a day serving not only the surrounding communities but also Birmingham City Centre, Solihull, Bromsgrove and the wider region.



**16 MINUTES**  
BIRMINGHAM

**94 MINUTES**  
BRISTOL PORT

**106 MINUTES**  
LONDON  
HEATHROW AIRPORT

**116 MINUTES**  
MANCHESTER

## LONGBRIDGEBIRMINGHAM.CO.UK

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**Chris Kershaw**  
chris.kershaw@gva.co.uk

**Andrew Venables**  
andrew.venables@gva.co.uk



**Charles Spicer**  
caspicer@savills.com

**Nick Williams**  
nwilliams@savills.com



**Michael Murray**  
0121 647 1000  
mmurray@stmodwen.co.uk

