



Birmingham
Business Park

GROUND FLOOR

6240

BISHOPS COURT

3,936 SQ FT

A fully refurbished comfort cooled office suite

 Virtual Tour

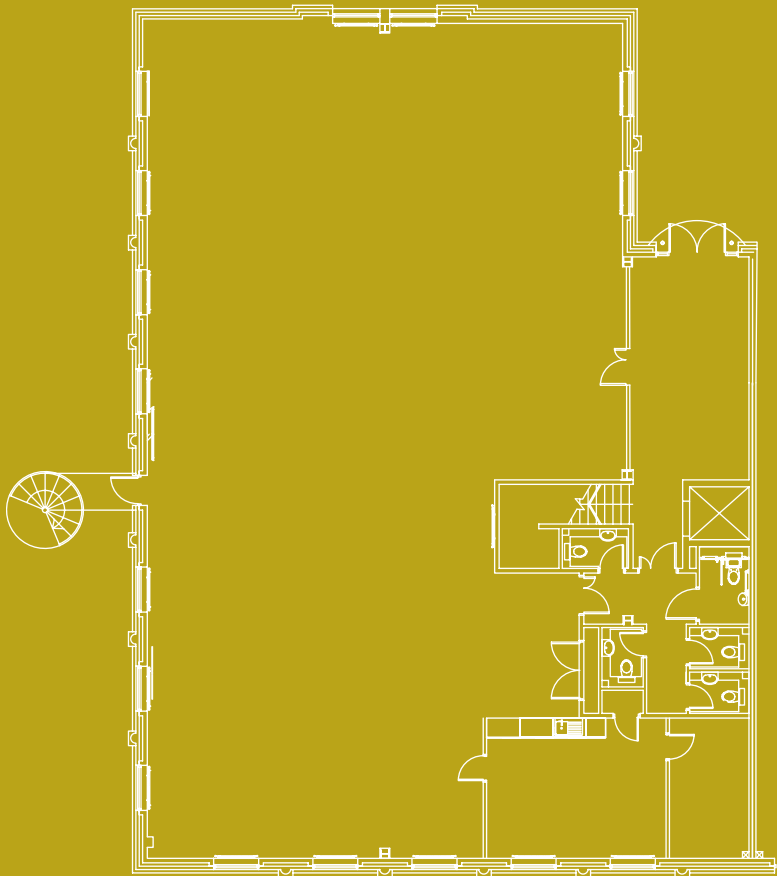


SET WITHIN 148 ACRES BIRMINGHAM
BUSINESS PARK PROVIDES 2 MILLION SQ FT
OF HIGH QUALITY OFFICE SPACE AND IS HOME
TO OVER 150 OCCUPIERS.

ACCOMMODATION

GROUND FLOOR

IPMS 3	SQ FT	SQ M
GROUND FLOOR	3,936	366
TOTAL	3,936	366



 Virtual Tour



SPECIFICATION

The building benefits from the following:

Internally

- Open plan floor plates
- VRF comfort cooling system designed for occupancy at 1:8 sq m
- Mineral fibre suspended ceiling
- LED lighting
- Raised access floor
- Door entry system
- EPC rating of B34
- Male and Female WC's
- Fitted kitchen

Externally

- Refreshed landscaping with new planting
- 23 car parking spaces (1:171 sq ft)

The Park benefits from:

- 24 hr security team
- CCTV coverage and ANPR
- On-site management
- Bus services to and from Birmingham International, Coleshill and Sutton Coldfield
- Cafés, Newsagent, Nursery and Fitness Classes





CONNECTIVITY



RAIL TIMES FROM BIRMINGHAM
INTERNATIONAL RAILWAY STATION

Grand Central Station	10 mins
London Euston	71 mins
Manchester Piccadilly	105 mins
Bristol Temple Meads	115 mins

Source: National Rail Enquiries



ROAD DISTANCES
(AND TIMES)

J4 M6	1.4 miles (3 mins)
J6 M42	3.0 miles (5 mins)
Solihull Town Centre	7.6 miles (12 mins)
Birmingham City Centre	12.3 miles (22 mins)

Source: AA Route Planner



MASTER PLAN

- 
Greggs


WH Smith


Bus stops - Bus service 75 (Claribels)


Bus stops - Bus service X12 (National Express)


Park Management Office


Outdoor Street Food Carts


Crèche


Dry Cleaning


Bicycle Planter Stands


E Bicycles


Bicycle Repair Stand


Bicycle Rack


Table Tennis Tables



Outdoor Gym & Outdoor Games


Allotments

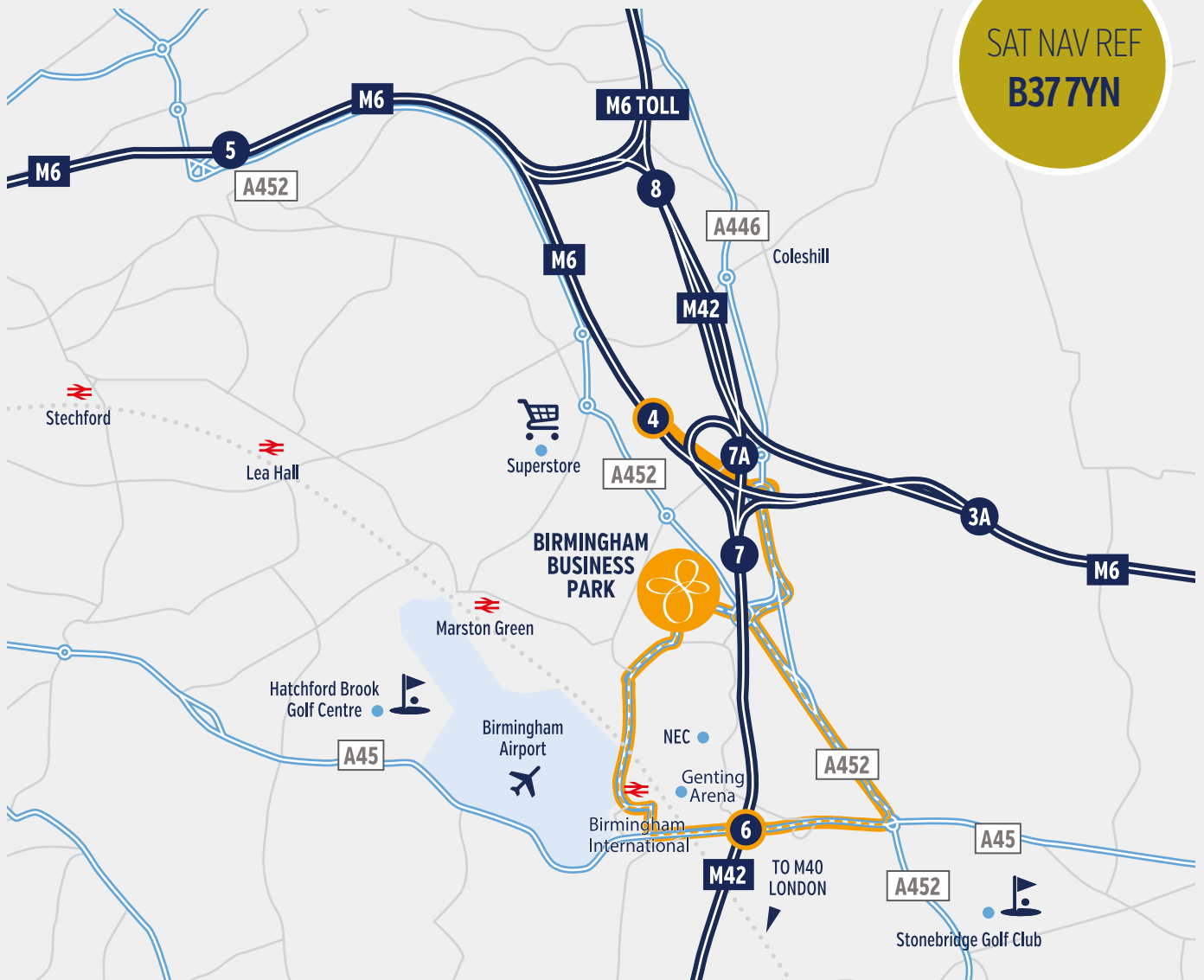

Wild Flower Meadow
- The map illustrates the layout of 6240 Bishops Court, a residential development. A central pink line represents the main access route, starting from the bottom left near Birmingham International Railway Station and Airport, passing through Progress Way, Solihull Parkway, and The Crescent, and ending at the top right near Colehill Heath Road. The development is bounded by Colehill Heath Road to the north, A452 Chester Road to the east, and Bickenhill Parkway to the south. Key landmarks include Greggs and WH Smith at the center, The Little Owl Public House and Holiday Inn Express Birmingham NEC to the south, and a large green area to the west. Various facilities are marked with icons: bus stops (yellow and blue), a park management office (pink), outdoor street food carts (orange), a crèche (purple), dry cleaning (purple), bicycle planter stands (blue), E bicycles (purple), a bicycle repair stand (pink), a bicycle rack (purple), table tennis tables (red), an outdoor gym and outdoor games area (blue), allotments (green), and a wild flower meadow (green). The map also shows the M42 motorway and its junctions with the A446 and A452 roads, with directions to M6 J5, M6 J4 & M42 J9, and M42 J6.

IDEALLY LOCATED

BIRMINGHAM BUSINESS PARK IS CENTRALLY LOCATED CLOSE TO BOTH JUNCTION 6 OF THE M42 AND JUNCTION 4 OF THE M6. ACCORDINGLY THE PARK BENEFITS FROM MULTIPLE CONNECTIONS TO THE MIDLANDS MOTORWAY NETWORK AND EASY ACCESS TO BIRMINGHAM CITY CENTRE. BIRMINGHAM INTERNATIONAL RAILWAY STATION AND BIRMINGHAM AIRPORT ARE MINUTES FROM THE PARK OFFERING EXCELLENT NATIONAL AND INTERNATIONAL CONNECTIONS.

 **Access Via:**
M6 Junction 4
M42 Junction 6

SAT NAV REF
B37 7YN



VIEWING STRICTLY THROUGH THE JOINT AGENTS



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Owned by

BLACKROCK®

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

• Corporate structure and ownership details • Identification and verification of ultimate beneficial owners • Satisfactory proof of the source of funds for the buyers/funders/lessee.

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. August 2021.