



 **Birmingham**  
Business Park

# 4020 LAKESIDE

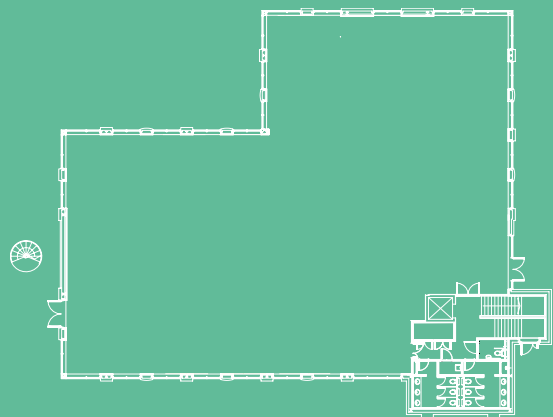
**16,000 SQ FT**

Office Building Under Refurbishment  
78 car parking spaces

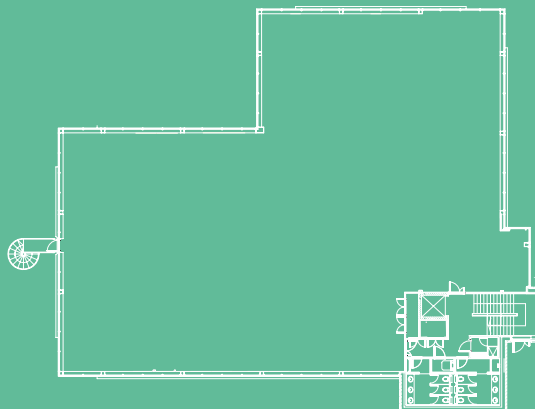


SET WITHIN 148 ACRES BIRMINGHAM BUSINESS PARK PROVIDES 2 MILLION SQ FT OF HIGH QUALITY OFFICE SPACE AND IS HOME TO OVER 150 OCCUPIERS

Indicative refurbishment



GROUND FLOOR



FIRST FLOOR

## ACCOMMODATION

IPMS 3	SQ FT	SQ M
GROUND FLOOR	8,000	743.22
FIRST FLOOR	8,000	743.22
<b>TOTAL</b>	<b>16,000</b>	<b>1,486.44</b>

Building to be formally measured



# SPECIFICATION

The building is being refurbished to provide the following:

## Internally

- Open plan floor plates
- New VRF comfort cooling system designed for occupancy at 1:10 sq m
- Metal ceiling tiles
- LED lighting
- Raised access floor
- EPC targeted rating of A
- Male and Female WC's
- Shower facilities

## Externally

- Refreshed landscaping with new planting
- 78 car parking spaces (1:205 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

Birmingham New Street 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

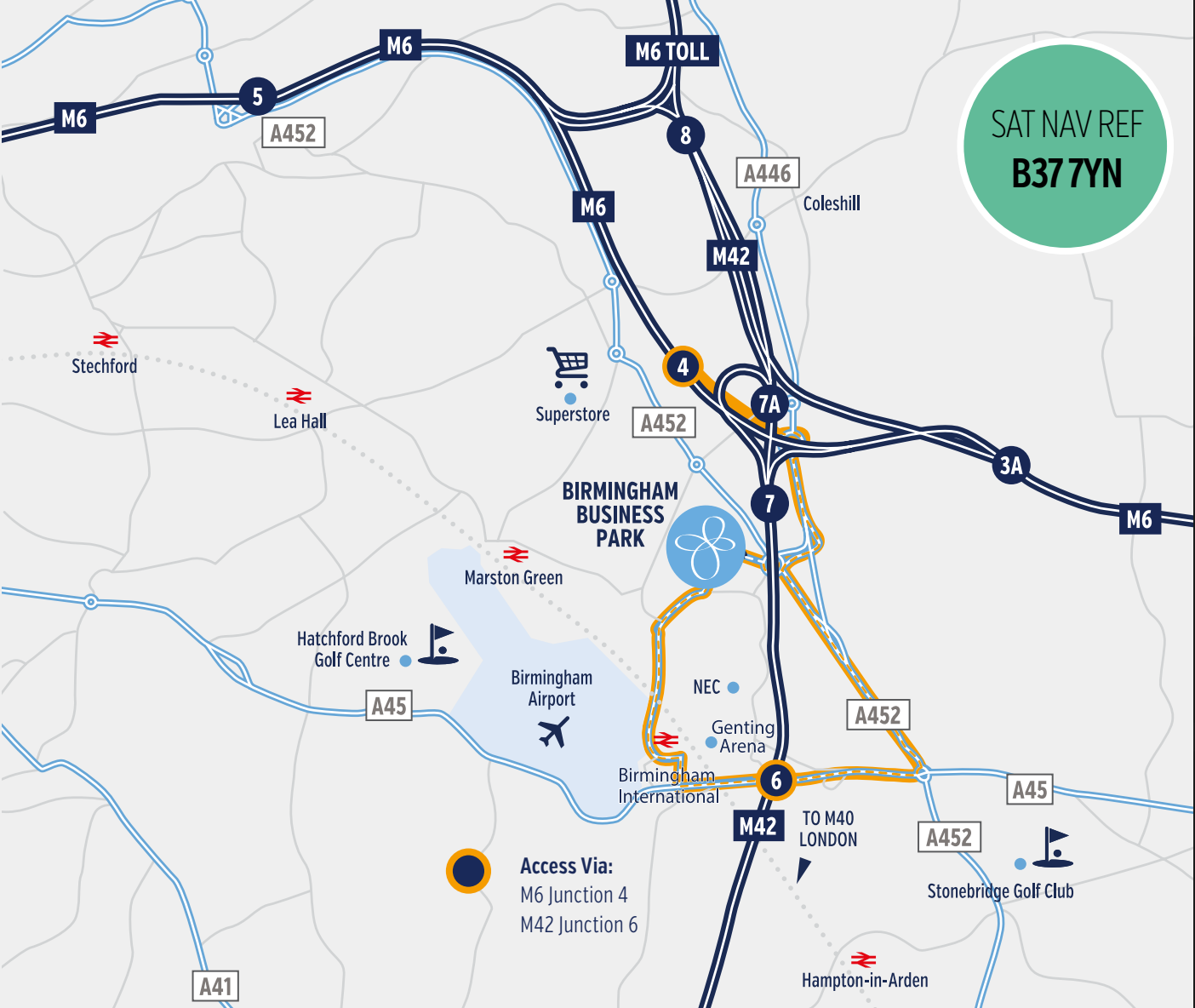


# MASTER PLAN

4020  
LAKESIDE

-  Greggs
-  WH Smith
-  Saffron Café
-  Bus Stops- Bus service 75 (Claribels)
-  Bus Stops- X12 (National Express)
-  Park Management Office
-  Outdoor Street Food Carts
-  Creche
-  Dry Cleaning
-  Bicycle Planter Stands
-  E Bicycles
-  Bicycle Repair Stand
-  Bicycle Rack
-  Table Tennis Tables
-  Outdoor Gym & Outdoor Games
-  Allotments
-  Wild Flower Meadow





SAT NAV REF  
**B37 7YN**

**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.

**VIEWING STRICTLY THROUGH THE JOINT AGENTS**



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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 contact. All areas quoted are approximate. DECEMBER 2022