



8,934 SQ FT NEWLY REFURBISHED OFFICE SPACE



FORE 2
8,934 SQ FT
REFURBISHED THIRD
FLOOR OFFICE SUITE

TESCO

TAYLOR WIMPEY
BAM CONSTRUCTION
CORE LOGIC

IM GROUP

GARDEN CENTRE

MULTI-STOREY CAR PARK

FORE 3
COLLINS AEROSPACE

FORE 1
COLLINS AEROSPACE

COUNTRY PARK AND
WALKING ROUTES

STRATFORD ROAD

BLYTHE VALLEY PARK
CAFE · GYM · NURSERY

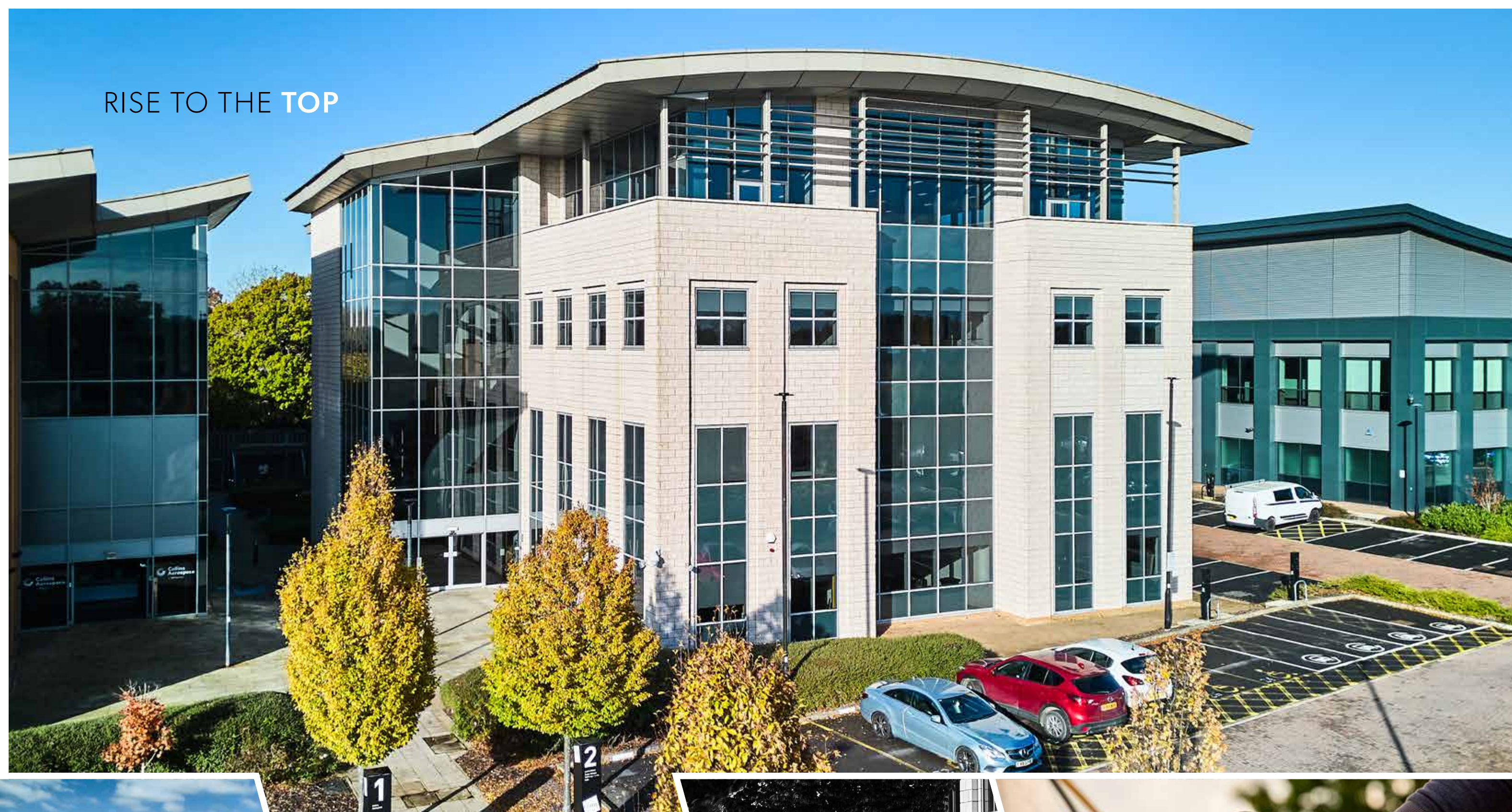
J4 M42

PUT YOUR BUSINESS AT THE **FORE**FRONT

An 8,934 sq ft refurbished office suite is now available at **Fore** Business Park, Solihull. Strategically placed with direct access to the M42, this is a unique opportunity at an outstanding business destination.

This prime location is already home to an elite list of businesses – and you'll fit right in.

RISE TO THE TOP



A third floor suite provides panoramic views of the surrounding area. The space has been refurbished with decarbonisation, energy efficiency and occupier wellbeing as the goal. **Fore 2** is the ideal location for modern sustainable businesses.

Ample parking is available with 34 dedicated spaces, and more in the on-site multi-storey car park available under license. There are also 4 newly refurbished communal EV chargers available.





NEW AND
IMPROVED

A newly refurbished, bright and modern reception with triple height atrium and communal area greets you as you enter the building. The Grade-A office space is flooded with natural light, offering views over the country park. State of the art features include a brand new 100% electric M&E system, new BMS system, smart lighting and modern WCs.



THE SPACE

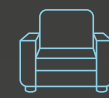
The space at **Fore 2** has been redesigned with sustainability in mind, the specification includes:



100% ELECTRIC
BRAND NEW M&E
SYSTEM



TEMPERATURE
AND AIR QUALITY
MONITORING



NEWLY
REFURBISHED
TRIPLE HEIGHT
RECEPTION AND
COMMUNAL
SPACE



EPC A
RATING



4 COMMUNAL
EV CHARGERS



STATE OF THE ART
LED LIGHTING
WITH SMART
CONTROLS
AND ORGANIC
RESPONSE



ACCESS TO
COUNTRY PARK
AND GREEN
SPACES



CLOSE
PROXIMITY
TO LOCAL
AMENITIES



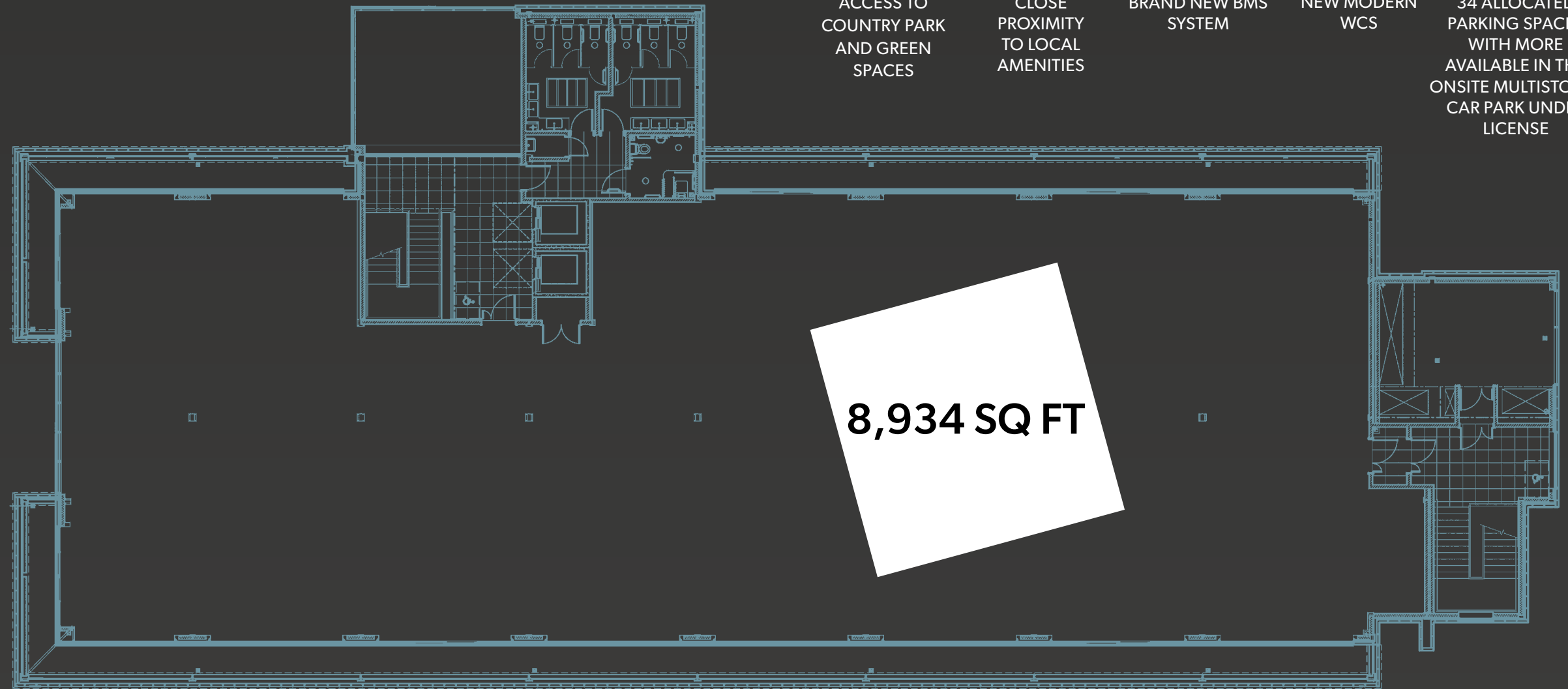
BRAND NEW BMS
SYSTEM



NEW MODERN
WCS



34 ALLOCATED
PARKING SPACES
WITH MORE
AVAILABLE IN THE
ONSITE MULTISTOREY
CAR PARK UNDER
LICENSE



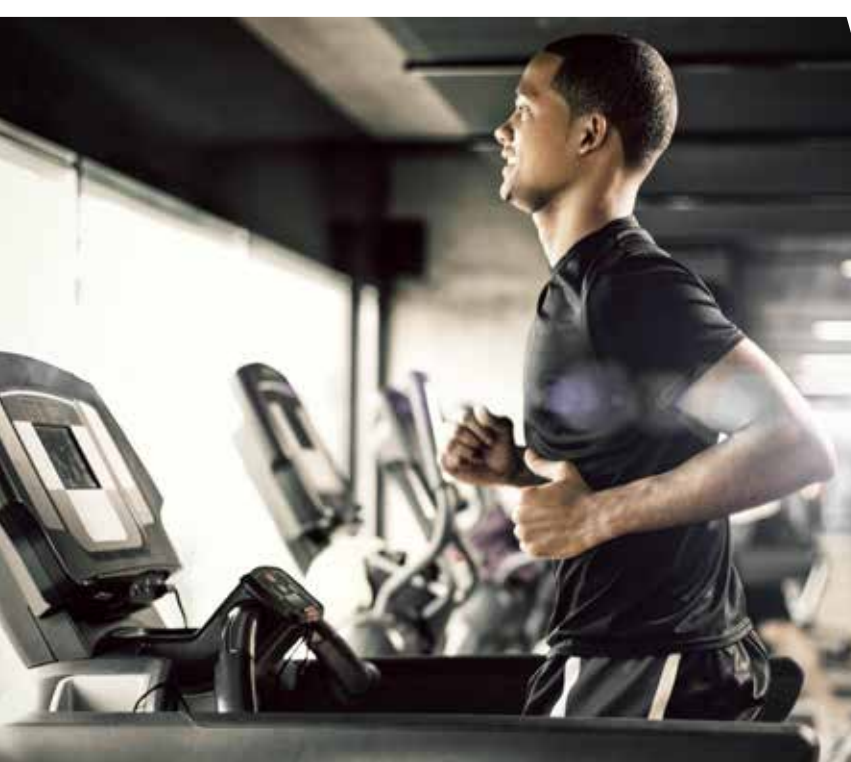
8,934 SQ FT

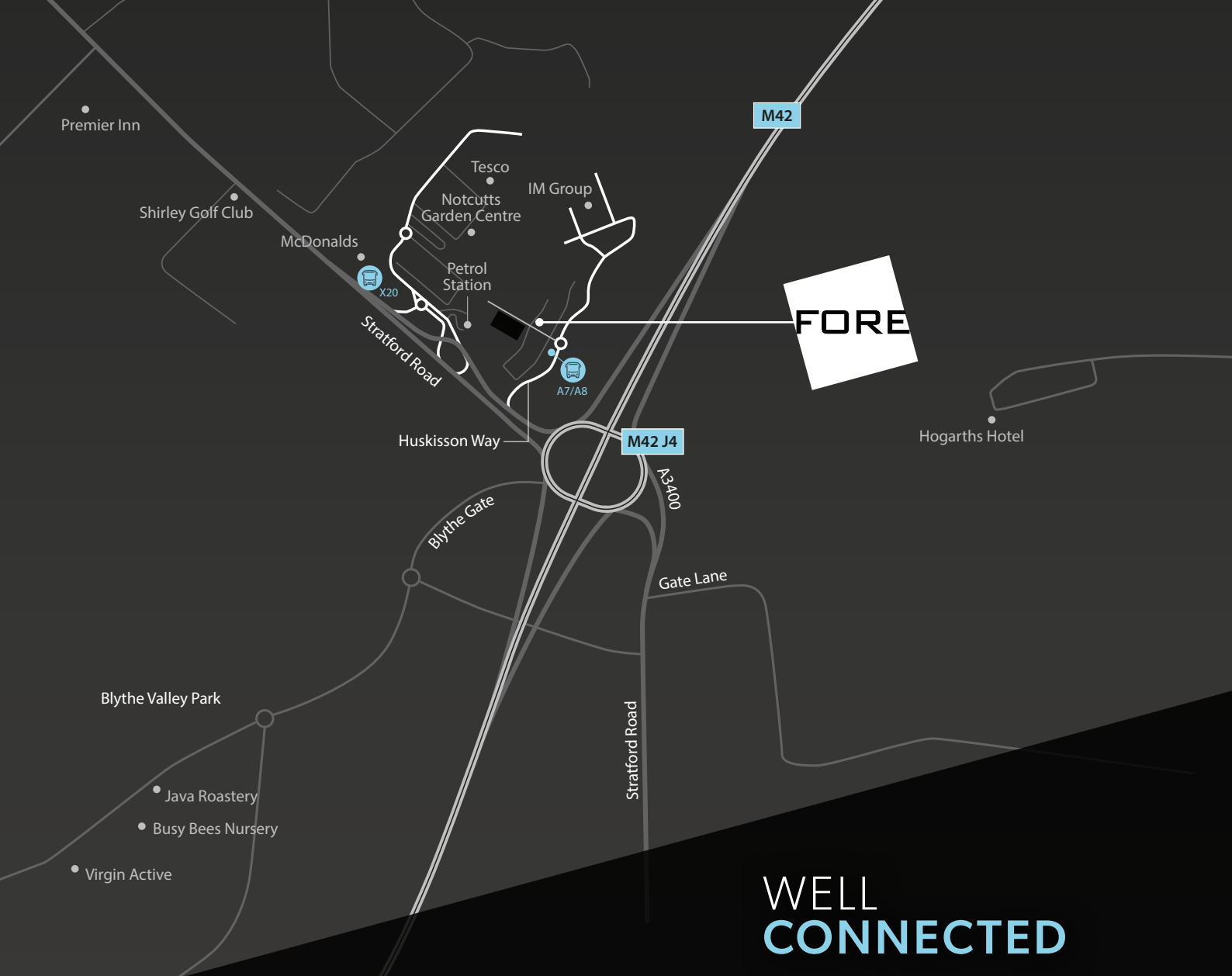
STAFF WELLBEING AT **FORE**

As a business IM Properties are invested in the idea of a healthier, more innovative, and more responsible future. As part of our sustainable futures strategy, we are committed to promoting occupier health and wellbeing, and we want to enable and inspire sustainable behaviours.

Alongside the refurbishment of **Fore 2**, the proximity to green space and local amenity compliments the business park's wider sustainability aspirations.

Step out of **Fore 2** and directly into the country park's walking routes, offering employees the opportunity to walk, run or cycle during breaks or even hold walking meetings whilst taking in the rich biodiversity the park has to offer. At **Fore** you have a wealth of amenity on your doorstep with a supermarket, café, nursery, gym and The Farm restaurant and country pub all just a short walk away.





WELL CONNECTED

SAT NAV: **B90 4SS**
 WHAT3WORDS:///GUITAR.INCHES.DINNER

Fore occupies a perfect location for business, easily accessible by car, public transport, bike and on foot.

A number of bus routes connect **Fore** with Solihull, Birmingham International and Stratford-upon-Avon. The A7/A8 Solihull Circular bus stops directly outside **Fore**, and the X20 stops a short walk from site. A bookable free shuttle service to and from Birmingham International is also available at peak times.

DRIVE TIMES

J4 M42	2 mins
Widney Manor Train Station	8 mins
Solihull Train Station	11 mins
Birmingham International	14 mins
Solihull Town Centre	8 mins
Warwick	22 mins
Coventry	24 mins
Birmingham	26 mins
London	2hr 20 mins

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FORESOLIHULL.CO.UK

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