

urbansplash

Fort Dunlop Birmingham



**Office / retail / leisure
space to let**
**Vacant suites
from 1,000 sq ft
- 13,000 sq ft**

**Only 6 units now remaining at Fort Dunlop,
hurry and secure your new office space
before it's too late...**

Fort Dunlop is an architectural icon. A Birmingham landmark. A grade A office building providing 350,000 sq ft of inspirational commercial space ranging from 1,000 sq ft to 53,000 sq ft on seven floors.

Fort Dunlop is the best office address for any size of business from small to regional or national headquarters.



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Atrium in Fort Dunlop



Fort Dunlop external

Fort Dunlop

Fort Parkway

Birmingham

B24 9FD

We have kept all the best old bits of the building and poured new ideas into the shell. We've cut holes through the building providing a stunning atrium, planted a new green roof and bolted a new hotel onto the end.

Fort Dunlop is now home to over 47 tenants; it houses the headquarters for The Birmingham Post & Mail, Service Birmingham (Capita), Secretary of State, Ford and many others ranging from structural engineers, building contractors, quantity surveyors, accountants, insurance companies through to design consultants and PR firms.

Fort Dunlop boasts an array of on site retailers including a coffee shop/sandwich shop, restaurant, convenience store and even a 100 bed hotel.

Location

Fort Dunlop occupies one of the most prominent and accessible sites in the country, adjacent to the M6 between junctions 5 and 6 of the motorway.

The M6 links directly to the M5, M42, M1 and M69 which in turn connects to almost all of the major motorway networks in the UK.

Fort Dunlop is located on the A47, Fort Parkway which takes you directly to the City Centre in around ten minutes by car. We even have our own funky double decker bus complete with wifi which shuttles to and from the City Centre at peak hours.

» [Click here to see location map](#)



Why Fort Dunlop?

- Fort Dunlop is a nationally recognised icon
- It is an award-winning building
- We offer flexible leases and competitive rates
- It has one of the longest roof gardens in the country
- It has its very own bus!

Specification

Finishes, fixtures and fittings

- Full height glazing
- 500 mm raised access floor

Services

- Underfloor busbar connection system based on 1/10 m²
- Small power and inset floor boxes
- LG7 lighting hung from the exposed soffit
- Upflow water cooled WR2 heating and cooling system
- Fire alarms
- Intercom
- "Smart" electrical metering system

Common areas

- 24 hour access
- CCTV
- Lift access to all floors
- Bespoke feature 'WCs' on every floor
- Disabled access
- Showers on every floor
- On site car parking
- Visitor car park
- Rooftop garden and bar be que area

Floor areas

Unit number	Area (Sq ft)	Area (Sq m)
Ground floor		
1	3,059	284
1a	2,029	188
2	968	90
2a	1,497	139
3	1,687	157
4*	6,121	569
5	1,636	152
6	4,144	385
7	1,965	183
8	614	57
9**	4,537	421
10	1,621	151
11	484	45
12	11,858	1,102

* can be split to create two units of 2,568 sq ft & 3,553 sq ft

** can be split to create two units of 1,830 sq ft & 2,476 sq ft

Unit number	Area (Sq ft)	Area (Sq m)
First floor		
101	3,180	295
103-105	8,900	827
106	2,316	215
107	2,164	201
108	6,673	620
113	6,673	620
115-116	16,275	1,512

Unit number	Area (Sq ft)	Area (Sq m)
Second floor		
201	7,574	704
205	4,483	416
206	2,884	268
207	3,821	355
209-210	4,367	406
211	6,672	620
214	2,163	201
215	2,316	215
216	4,526	420
218	2,167	201
219	2,167	201
220	2,726	253

Unit number	Area (Sq ft)	Area (Sq m)
Third floor		
301	3,180	295
302-304	6,492	603
305	2,330	216
306	4,526	420
308	6,684	621
311	2,206	205
315	8,934	830
316-317	3,338	310
318	990	92
319	2,164	201
320	1,022	95
321	1,000	93
322	1,011	94
323	1,680	156

Unit number	Area (Sq ft)	Area (Sq m)
Fourth floor		
401***	3,180	295
402***	2,164	201
405***	6,715	624
406	12,505	1,162
414	2,316	215
415	10,189	947
416-417	4,526	420
418	2,164	201
419	2,164	201
420	2,750	255

Unit number	Area (Sq ft)	Area (Sq m)
Fifth floor		
500	53,568	4,976

Unit number	Area (Sq ft)	Area (Sq m)
Sixth floor		
600	55,734	5,178

***Units 401, 402 & 405 can be combined to create a single unit of approx 13,000 sq ft

**NB, Unit 401 available from 30 June 2013
Unit 402 available from 29 November 2013**

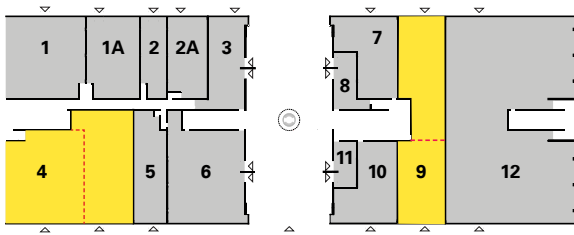
Existing tenants include:

Travelodge Hotels Ltd, Duet Cuisine Ltd, Jetson Ltd, Gambling Insight Ltd, Voice Mobile Ltd, Fort Dunlop Cycling Ltd, Poggenpohl Group Ltd, Regus, Dwell Retail, Kas Convenience Stores Ltd, R H Group Ltd, Elmfield Training Ltd, Overbury Plc, Nicol Thomas Ltd, Waterdale Associates Ltd, The Marketing Store Worldwide Ltd, Golley Slater Group Ltd, Brinc Ltd, Greystone Advertising Design Ltd, Cox Turner Morse Ltd, Tibbatts Design Ltd, Ford Retail Ltd, Systemware Services Ltd, Dalkin Scotton Partnership Architects Ltd, Dains LLP, Bureau Veritas UK Ltd, Banro Sections Ltd, People Incorporated Ltd, Teleos Systems Ltd, Concept Sign & Display Ltd, Skills First Awards Limited, Cerda Planning Ltd, Holman Group Ltd, Linford Group Ltd, Premium Choice Ltd, Secretary of State, Building Services Design Cambridge Ltd, Service Birmingham Ltd, Midland Newspapers Ltd, Green Room Retail, Skills First, Think Recruit Limited, Randstand

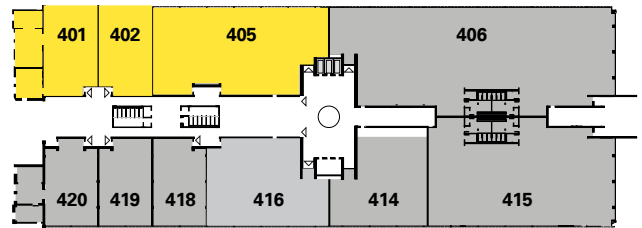
Floor plans



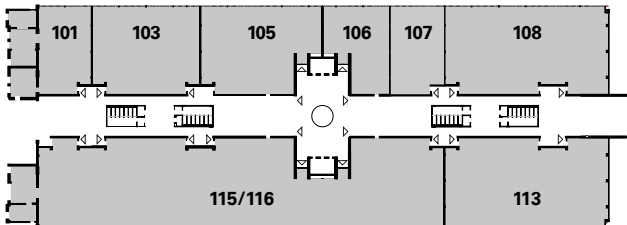
Ground floor



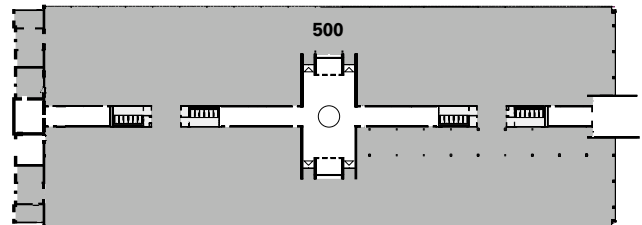
Fourth floor



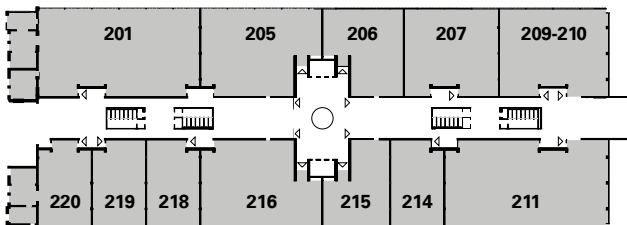
First floor



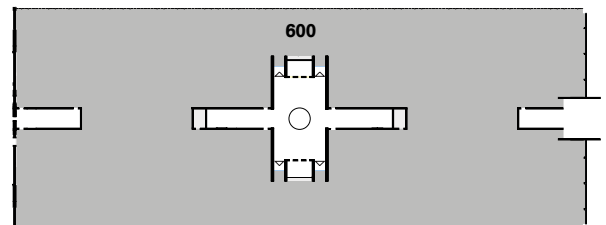
Fifth floor



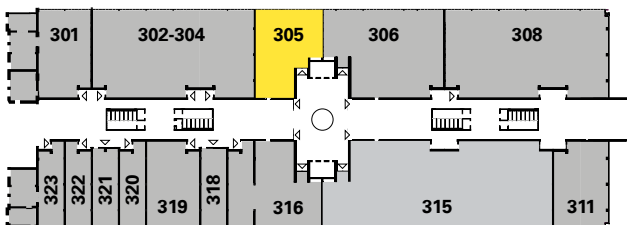
Second floor



Sixth floor



Third floor



- - - possible split
- available to let

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