

ONE CENTRAL
BOULEVARD

BLYTHE VALLEY PARK

17,810 - 41,237 SQ FT
GRADE A OFFICE SPACE
AVAILABLE NOW

ALL IN ONE PLACE

**41,237 OF OFFICE SPACE
IN THE WEST MIDLANDS
PREMIER BUSINESS PARK.
IT'S ALL IN ONE PLACE!**

Blythe Valley Park stands apart from the typical 9-5 with its thriving business community where wellness is prioritised. The park encompasses 122 acres of picturesque parkland and boasts exceptional in-park amenities, such as a nursery, coffee shop and a Virgin Active gym with indoor and outdoor pools.



ONE CENTRAL BOULEVARD

THE ONLY ONE



4 Passenger lift & 1 goods lift



Car parking ratio of 1:276 + additional available



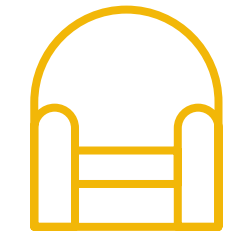
Newly Refurbished



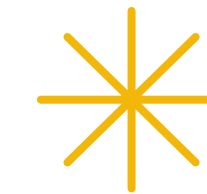
Brand new reception



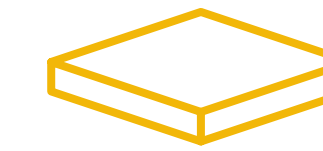
Planned provision of additional EV parking spaces



Communal break out areas



4 pipe fan coil air conditioning



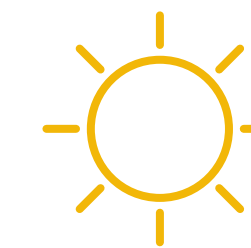
225 mm full access raised floors



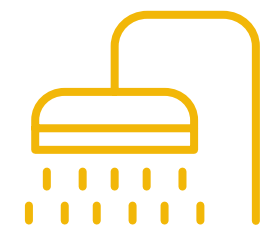
Fully managed secure building



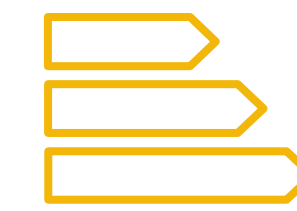
Cat A Refurb



New Daylight Sensitive PIR LED lighting



Shower Facilities



Targeted EPC 'B' rating



Concierge Service



ONE CENTRAL BOULEVARD

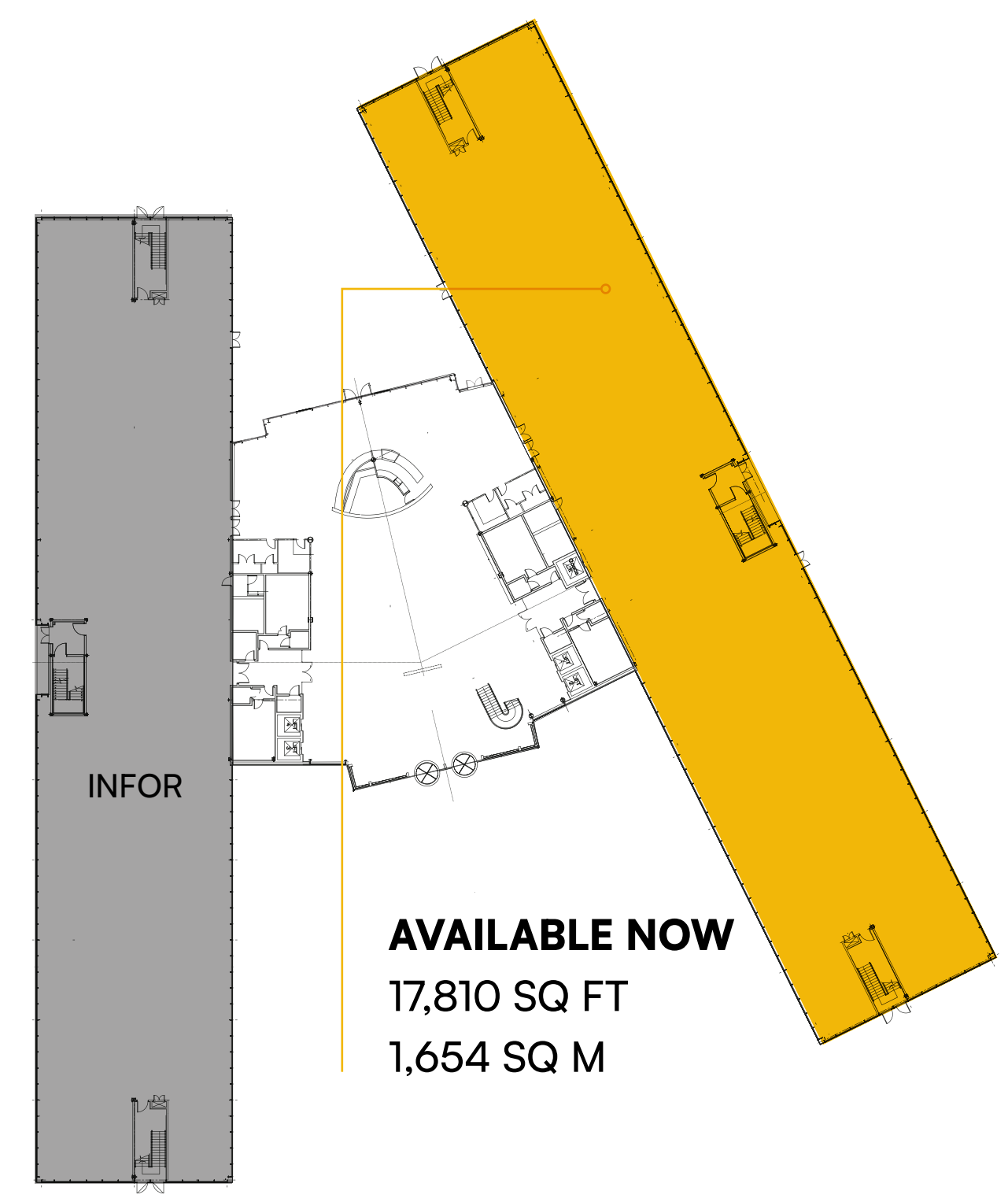
FLOOR PLAN

41,237 SQ FT OF AVAILABLE OFFICE SPACE

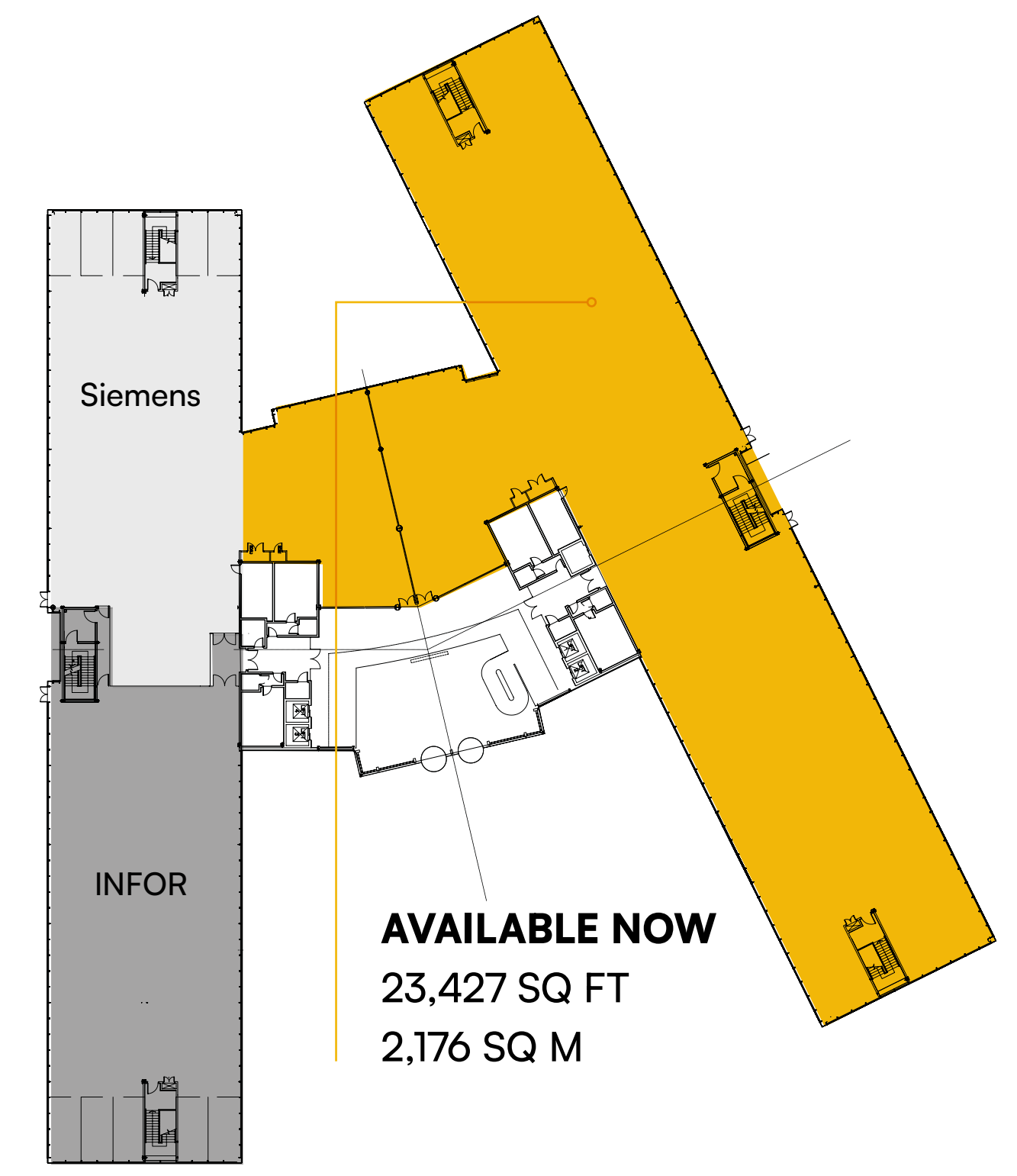
Offering a total of 41,237 sq ft of office space across One Central Boulevard business are provided with with a unique opportunity to become part of the thriving Blythe Valley Park community. At the heart of this dynamic business hub is a versatile working environment with ample space making it the ideal setting for businesses to grow and thrive.

Plans not to scale. For identification purposes only.

17,810 SQ FT
GROUND FLOOR OFFICE SUITE



23,500 SQ FT
FIRST FLOOR OFFICE SUITE



S DETAILS & ES RATES DE

TENURE

Both suites are available by way of new leases direct with the Landlord on terms to be agreed. Lettings of a part floor only will be considered.

SERVICE CHARGE

An annual building service charge of £6.70 per sq ft will be payable for the current service charge year.

BUSINESS RATES

Interested parties should make their own enquiries with the local billing authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT is applicable and will be charged at the standard rate.



ONE OF A KIND

“A PLACE WHERE
URBAN WORKSPACE
SEAMLESSLY CONNECTS
WITH NATURE.”

With a varied program of events throughout the year, there's always something to get involved in. From catching some live music and street food at Foodie Thursdays to winding down with a yoga session, your employees will be able to enjoy all of the benefits that Blythe Valley offers. The PIP app offers all the latest news, events & special offers from across the park and the local community.



All good

We are a spacious, welcoming environment, surrounded by 122 acres of beautiful, green parkland, with a strong community at our heart.



Independent

Java Roastery Coffee House, an independent coffee brand from Birmingham, created this contemporary coffee shop especially for our business community.



All active

Health and wellbeing is at the core of Blythe Valley Park's ethos. Our country park's walking and cycling nature trail is complemented by a Virgin Active Gym and Health Spa.



Easy life

For working parents, Busy Bees nursery provides day care for children aged from three months to five years, rated outstanding by Ofsted.



Dedicated to fitness

We're committed to helping our business community achieve a better work life balance. Our bikes and cycling routes give occupiers the chance to enjoy our 122-acre country park.



An aerial photograph of Blythe Valley Park, showing a large modern office building with a glass facade, several parking lots, and a central roundabout with a fountain. The image is partially overlaid by a yellow diagonal shape on the right side, which contains the word 'LOCATION' in large white capital letters.

LOCATION

Blythe Valley Park is located in a prime spot, making it a top destination for attracting and retaining top talent. As part of a thriving community, it's just a 10-minute drive from Solihull, a beautiful, affluent borough near Birmingham's green belt. Solihull is known for its balanced work-life, and often recognized as one of the UK's best places to live.

The area boasts well-known brands such as John Lewis at Touchwood Shopping Centre and numerous excellent restaurants. It also offers convenient access to the NEC, Birmingham International Airport, and train station, making it an ideal place for both work and life.

ONE STEP AHEAD

Blythe Valley Park is home to impressive, forward thinking companies. Thanks to the park's reputation, it's the perfect place to grow your business alongside other inspiring occupiers such as Gymshark, Lounge and Hofer.

ONE CENTRAL BOULEVARD

J4 M42 | SOLIHULL

SAT NAV: B90 8BG



LOCATION

DISTANCE AND DRIVE TIME

Solihull Town Centre	4 Miles	8 Mins
Wydney Manor Train Station	4 Miles	9 Mins
Birmingham International	7 Miles	9 Mins
Warwick	13 Miles	20 Mins
Coventry	15 Miles	20 Mins
Birmingham	20 Miles	21 Mins
London	108 Miles	1hr 46 Mins

With direct access to the M42, the park is superbly located within striking distance of one of the UK's largest urban areas.

The park is just 10 minutes away from Birmingham International, from which you can get to London in 1 hour and 10 minutes and Manchester in 1 hour and 45 minutes.



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AGENT DETAILS:



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