

# RHODIUM

BLYTHE VALLEY PARK

6,057 - 14,931 SQ FT  
GRADE A OFFICE SPACE  
AVAILABLE NOW



ROAD TO SUCCESS

# A ROAD TO SUCCESS

**6,057 - 14,931 SQFT OF OFFICE SPACE IN THE WEST MIDLANDS PREMIER BUSINESS PARK. A ROAD TO SUCCESS!**

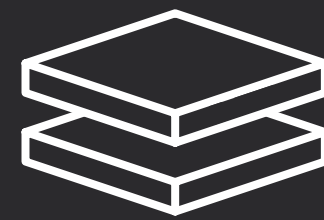
Blythe Valley Park is a business park that offers a unique atmosphere for its occupants. It distinguishes itself through its emphasis on well-being and community by creating a place where businesses can flourish.

Surrounded by vibrant parkland that spans 122 acres, Blythe Valley Park also offers top-notch on-site facilities including a nursery, coffee shop, and a state-of-the-art Virgin Active gym equipped with both indoor and outdoor pools.

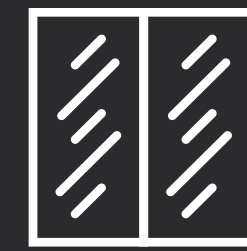


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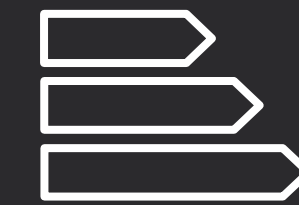
# THE DETAIL



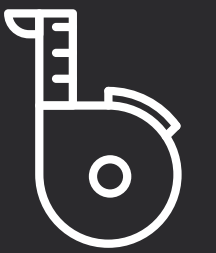
Double height reception



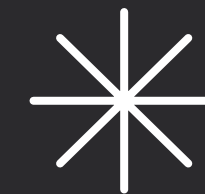
Full height glazed elevations



EPC 'D' rating



150mm Raised access flooring



4 Pipe fan coil air conditioning



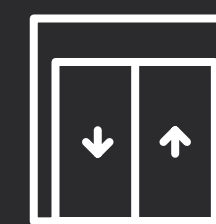
Suspended ceilings



Cycle and motorcycle covered parking



WC & shower facilities



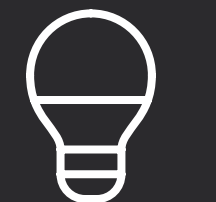
8 person passenger lift



Grade A accommodation & common areas



On site parking with a parking ratio 1:286



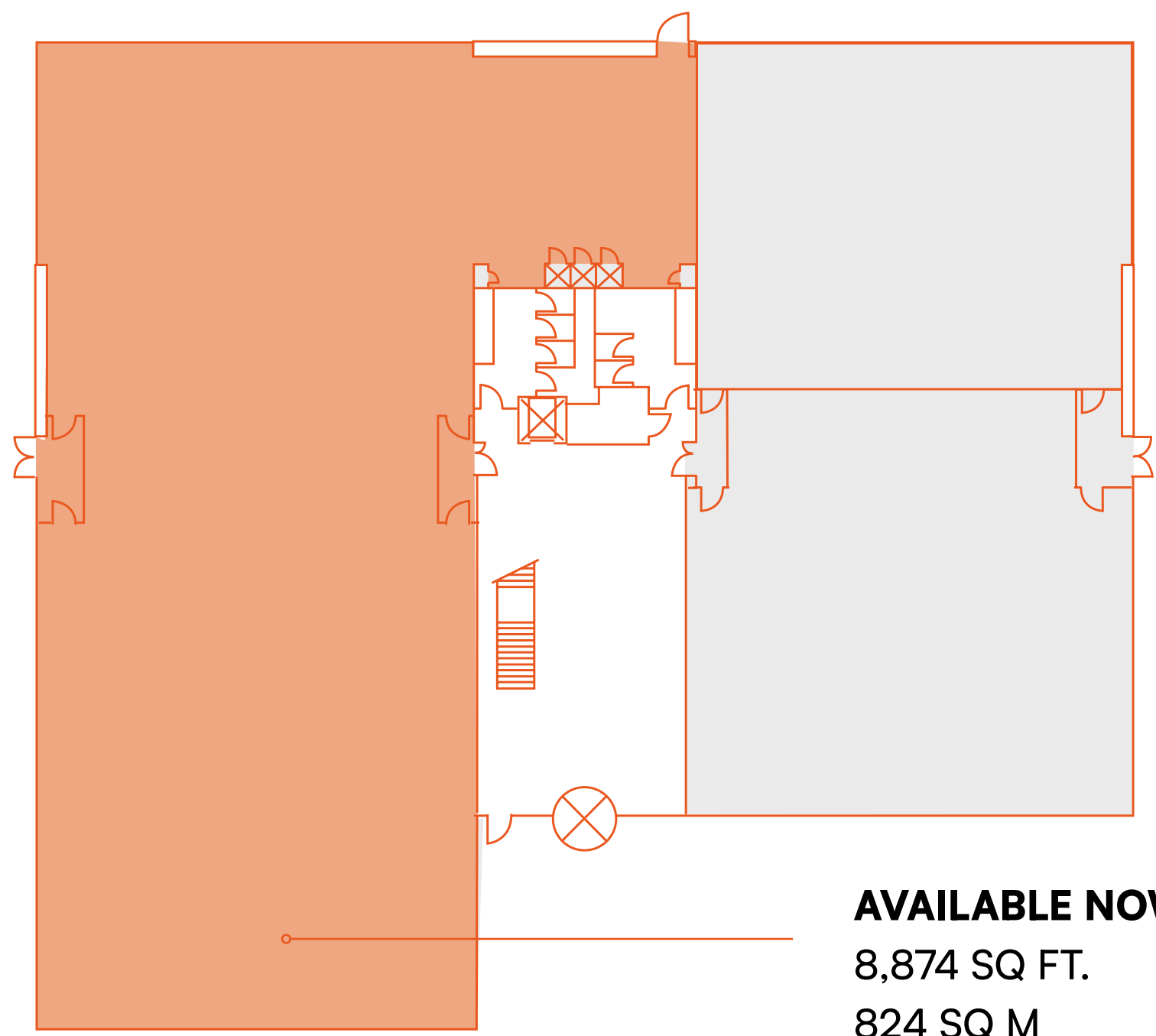
New LED daylight sensitive PIR lighting



# FLOOR PLAN

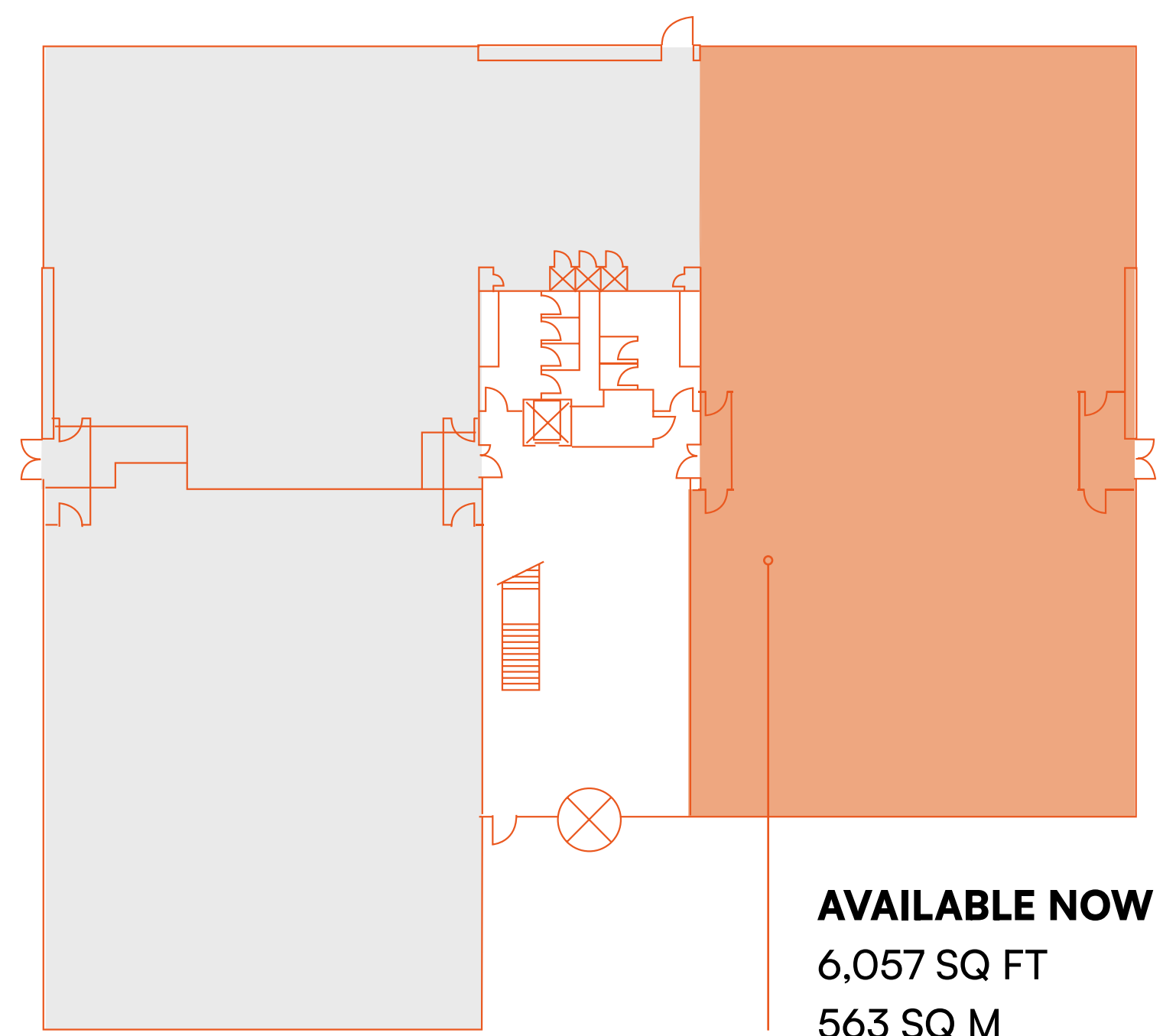
**6,057 - 14,931 SQ FT**  
OF AVAILABLE OFFICE SPACE

**8,874 SQ FT**  
**GROUND FLOOR OFFICE SUITE**



**AVAILABLE NOW**  
8,874 SQ FT.  
824 SQ M

**6,057 SQ FT**  
**FIRST FLOOR OFFICE SUITE**



**AVAILABLE NOW**  
6,057 SQ FT  
563 SQ M

Plans not to scale. For identification purposes only.

# S DETAILS & ES RATES DE

## TENURE

Both suites are immediately available by way of a new lease direct with the Landlord on terms to be agreed.

## SERVICE CHARGE

An annual building service charge of £7.83 per sq ft will be payable

## 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.



# ROAD THE OPEN OPEN ROAD

**“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 opened their doors this contemporary coffee shop providing a fantastic addition to Blythe Valley Park.



### 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.







# LOCATION

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Blythe Valley Park is situated in a prime location that provides a perfect setting for attracting and recruiting top talent. As part of a thriving community, it is just a short 10-minute drive from Solihull, a beautiful and prosperous borough located in the green belt southeast of Birmingham.

Solihull is consistently listed as one of the UK's 'Best Places to Live'. The area is home to well-known brands such as John Lewis at the Touchwood Shopping Centre and a plethora of exceptional restaurants.

The wider Solihull area offers easy access to the NEC, Birmingham International Airport, and train station, making it an ideal place to live and work. With so much to offer, it's no surprise that Solihull continues to be a highly sought-after destination.

# ROAD MAP TO SUCCESS

Blythe Valley Park houses innovative and progressive businesses, making it the ideal location for expanding your company alongside other successful occupants like Gymshark, Lounge, and Hofer, thanks to its well-established reputation.



# LOCATION

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## DISTANCE AND DRIVE TIME

Solihull Town Centre	4 Miles	8 Mins
Wydney Manor Train Station	4 Miles	9 Mins
Birmingham International Train Station	7 Miles	9 Mins
Birmingham International Airport	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.



J4 M42 | SOLIHULL

## SAT NAV: B90 8AS

## AGENT DETAILS:



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blythe valley park | J4 M42 | Solihull  
SAT NAV: B90 8AS

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