



Birmingham
Business Park

2940

TRIDENT COURT

15,965 SQ FT TO LET

A self-contained headquarters office building

THE MOST ESTABLISHED BUSINESS PARK IN THE MIDLANDS

SET WITHIN 148 ACRES BIRMINGHAM
BUSINESS PARK PROVIDES 2 MILLION SQ FT OF
HIGH QUALITY OFFICE SPACE AND IS HOME
TO OVER 116 OCCUPIERS.





SELF CONTAINED COMFORT COOLED OFFICE BUILDING

SPECIFICATION

The building benefits from the following:

Internally

- Open plan floor plates
- Fully raised access floors
- Mineral fibre suspended ceiling
- Cat 2 lighting
- 2.7m floor to ceiling height
- Passenger lift
- Four pipe fan coil heating and cooling system
- EPC rating of E-121

Externally

- 82 car parking spaces (1:190 sq ft)
- Mature landscaping
- Glazed elevations

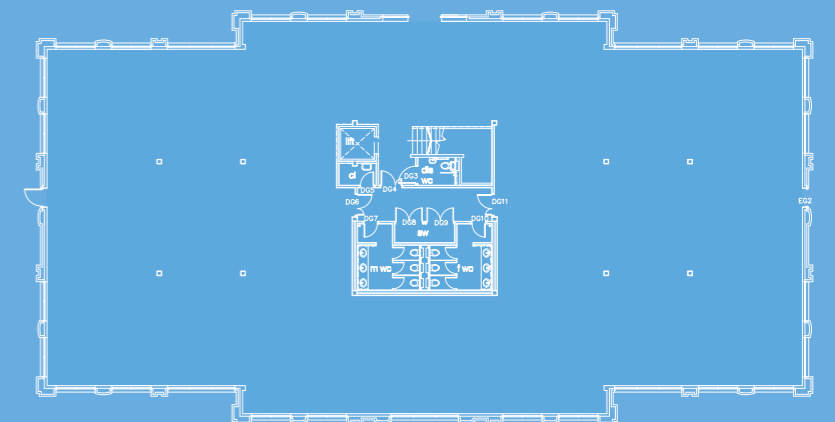
The Park benefits from:

- 24 hr security team
- CCTV coverage and ANPR
- On-site management
- Bus services to and from Birmingham International, Coleshill and Sutton Coldfield

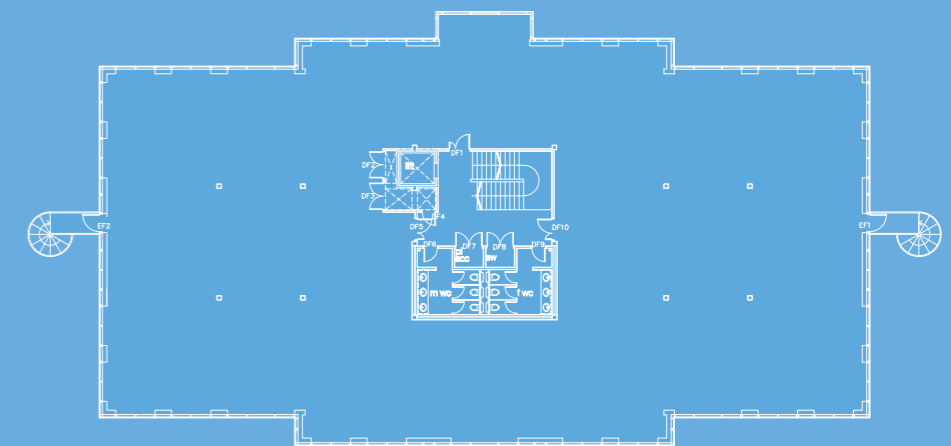
ACCOMMODATION

IPMS 3

	SQ FT	SQ M
FIRST FLOOR	8,017	745
GROUND FLOOR	7,948	738
TOTAL	15,965	1,483



GROUND FLOOR PLAN



FIRST FLOOR PLAN

THE PARK

BIRMINGHAM BUSINESS PARK SUPPORTS A BALANCED LIFESTYLE

Grab a coffee or 5 minutes away from your desk. Our on-site café provides a friendly atmosphere for park occupiers and visitors alike.



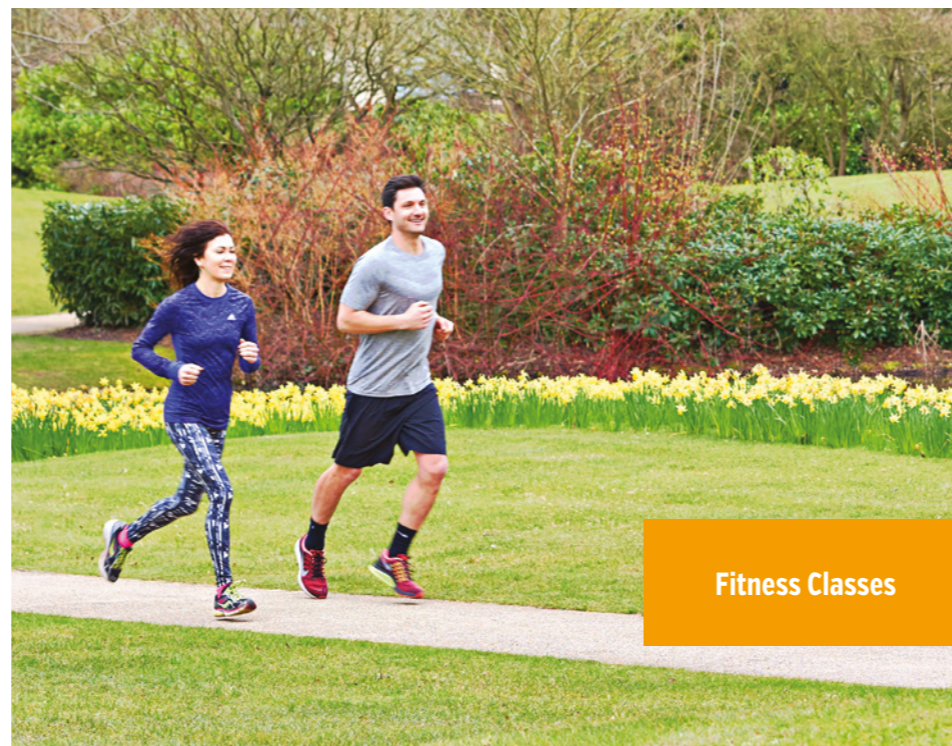
On-Site Café



Food & Coffee Vans



Newsagent



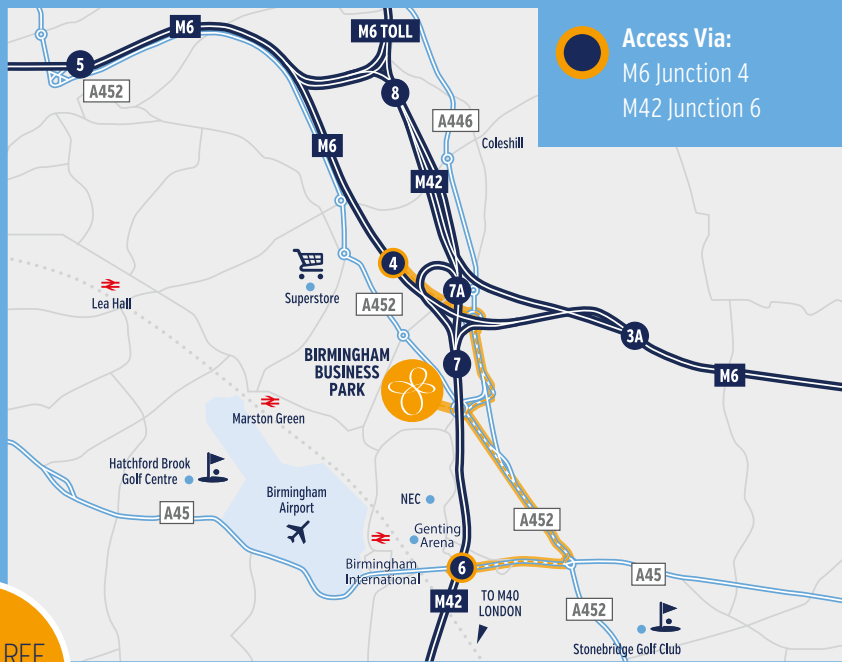
Fitness Classes



Landscaped Gardens & Nature Trails

IDEALLY LOCATED

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.



SAT NAV REF
B37 7YN

COMMUNICATIONS



RAIL TIMES FROM BIRMINGHAM INTERNATIONAL RAILWAY STATION

Birmingham New Street	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



VIEWING STRICTLY THROUGH THE JOINT AGENTS

Owned by

BLACKROCK

CANMOOR



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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 contract. All areas quoted are approximate. April 2018.