



Birmingham
Business Park

GROUND FLOOR

3100

PARK SQUARE

9,021 SQ FT

Comprehensively refurbished comfort cooled office suite



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



SPECIFICATION

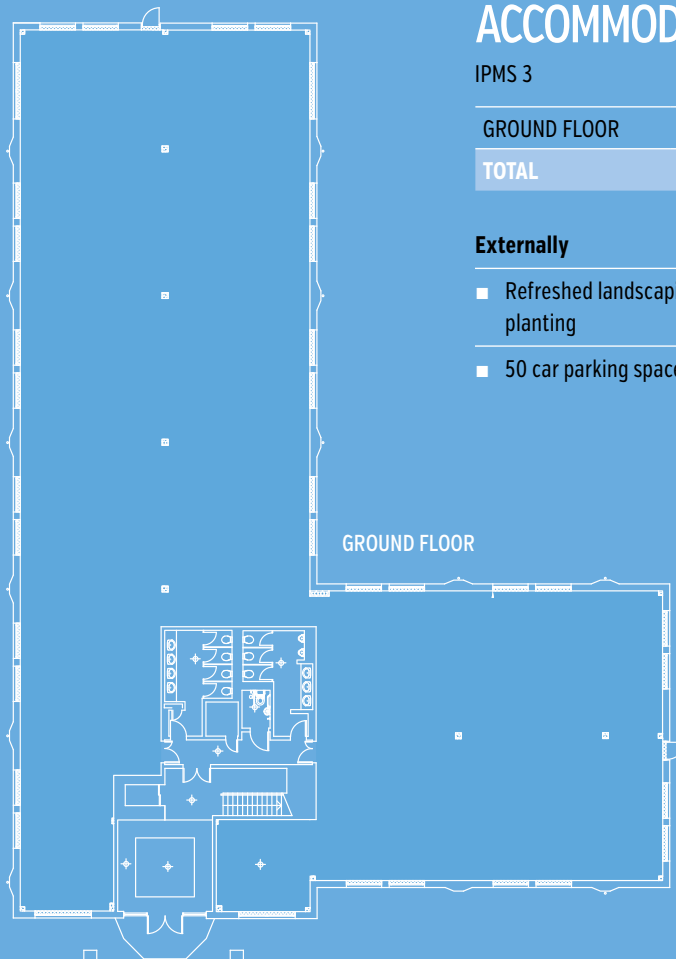
The building has been refurbished to provide the following:

Internally

- Open plan floor plate
- Fully raised access floors
- New metal suspended ceiling
- New 3 pipe VRF heating and cooling system
- New LED light fittings
- Newly refurbished male and female toilets
- EPC rating of B31

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
- Café, Newsagent, Nursery and Fitness Classes



ACCOMMODATION

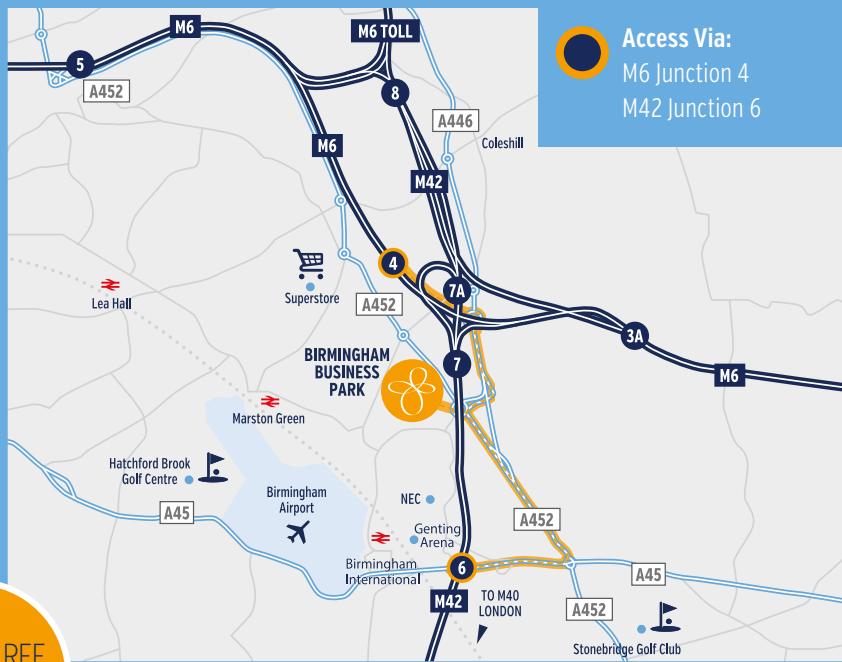
IPMS 3	SQ FT	SQ M
GROUND FLOOR	9,021	838
TOTAL	9,021	838

Externally

- Refreshed landscaping with new planting
- 50 car parking spaces

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



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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. October 2017