

PARK SQUARE

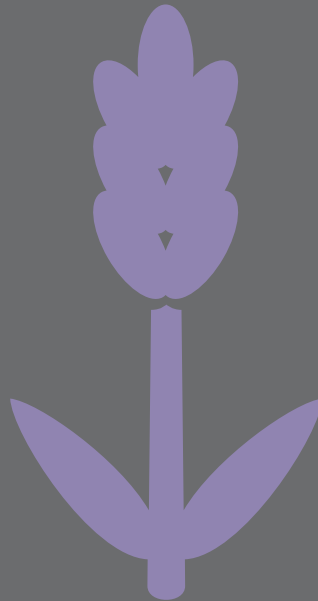
BIRMINGHAM BUSINESS PARK



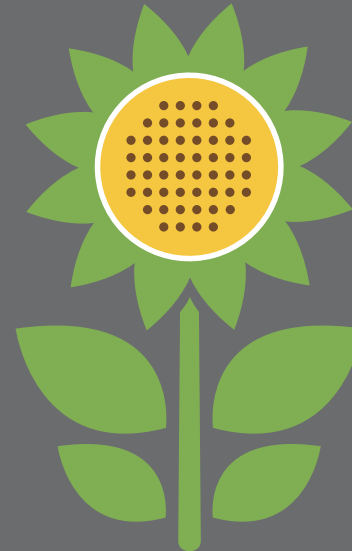
THE TULIP
BUILDING
3100



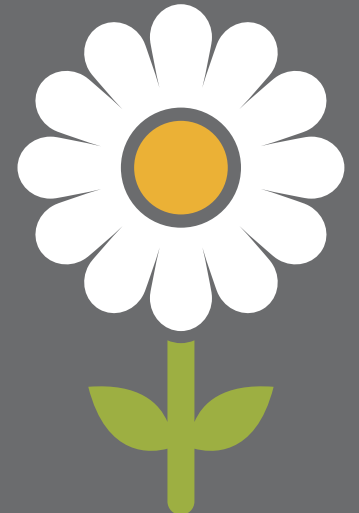
THE ROSE
BUILDING
3120



THE LAVENDER
BUILDING
3140



THE SUNFLOWER
BUILDING
3160



THE DAISY
BUILDING
3180

OFFICES TO LET

suites or whole buildings from 1,422 to 11,969 sq ft (132 - 1,112 sq m)

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BIRMINGHAM BUSINESS PARK

Birmingham Business Park offers a unique proposition providing occupiers with a high quality modern business environment with unrivalled accessibility, all within an attractive landscaped setting. It is a stimulating place where the established business community can thrive and businesses can be encouraged to grow.

Established in the 1980s, Birmingham Business Park is one of the most highly considered out of town office parks in the Midlands, hosting an impressive range of occupiers including EE, Beiersdorf and Fujitsu amongst others.

Controls and Data Services, part of the Rolls Royce Group, are close to completing their 300,000 sq ft Advanced Manufacturing and Technology Centre which will combine a head office and R&D function within the same building.



The Waterside Centre



3100



3120



3140



3160



3180

PARK SQUARE

Park Square sits within attractive landscaped surroundings and provides some of the highest specified space on the park within 5 buildings which can either be self contained or split to suit a variety of occupier requirements.

Park Square is situated on the western side of the Park, accessed from Solihull Parkway and close to the park amenities at The Waterside Centre.

AMENITIES

As well as a generous car parking provision, Birmingham Business Park's attractive Waterside Centre, hosts the landlord's Management office, WH Smith and Pane e Café.

The NEC holds regular business events throughout the year and has on-site hotel, conference facilities and a crèche.



AVAILABILITY

There are currently a range of options available on the Park, from suites to self contained buildings.

The premises sit within a mature landscaped setting with generous car parking.

SPECIFICATION

The buildings have either already been refurbished, or will be refurbished for an occupier to the following high specification:

- Comfort cooling
- Fully accessible raised floors
- LG7 LED lighting
- Gas fired central heating
- High quality finishes throughout.

DISPOSAL AND OCCUPATIONAL COSTS

Please contact the joint letting agents for information relating to the buildings occupational costs and lease deals available.

ENERGY PERFORMANCE CERTIFICATE (EPC)

3100	EPC of D (78)
3120	EPC of E (117)
3140	EPC of D (76)
3160	EPC of E (102)
3180	EPC of C (56)

Copies of EPC Certificates available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

VAT is payable on all rents and service charge.

ACCOMMODATION

We have measured the accommodation in accordance with the RICS code of measuring practice (6th edition) and estimate the net floor areas as shown.



3100

	sq ft	sq m	Parking
Ground Floor*	8,866	823.64	45

* Consideration will be given to splitting the suite to provide two suites of 3,071 sq ft and 5,795 sq ft



3120

	sq ft	sq m	Parking
Ground Floor	3,722	345.7	19
First Floor (part)	1,422	132	7



3140

	sq ft	sq m	Parking
First Floor	6,194	575.40	31



3160

	sq ft	sq m	Parking
Ground Floor (part)	3,647	338.8	17



3180

	sq ft	sq m	Parking
Ground Floor	5,689	528.6	30
First Floor	6,056	562.6	30
Total	11,745	1,091.2	60
Ground floor reception	224	20.8	
Total approx NIA	11,969	1,112	



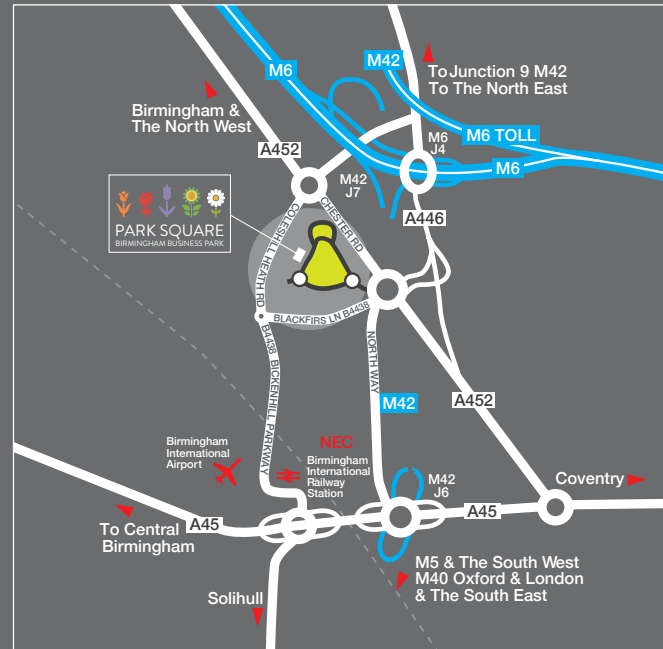
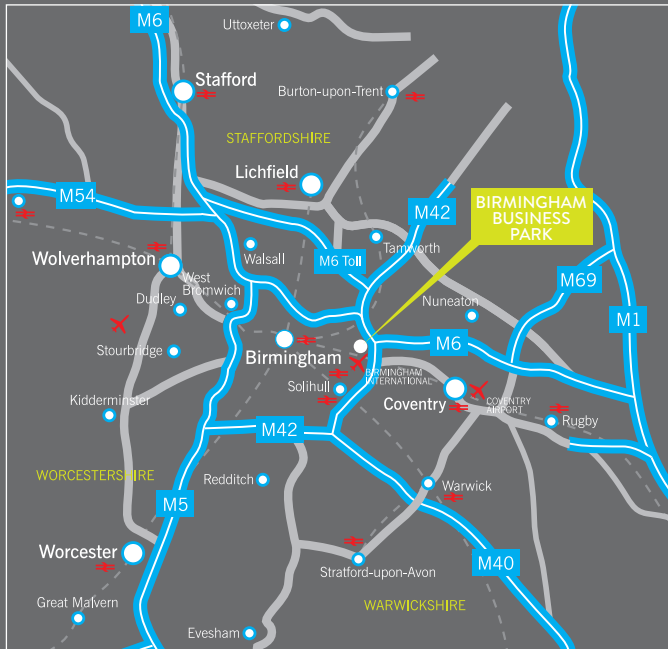
LOCATION

Situated in the heart of the Midlands, Birmingham Business Park has excellent transport connectivity, located approximately 1 mile southwest of Junction 7 of the M42 and Junction 4 of the M6, and 1 mile north of Junction 6 M42 (NEC). The Park's central location therefore allows easy access around the region and more nationally with 75% of national centres within a 2 hour drive. Direct access to the Park is via A452 Chester Road.

Birmingham International Airport, train station and NEC are approximately 1 ½ miles to the south of the Park, a few minutes drive away. Train services to Birmingham New Street in the city centre take around 11 minutes and to London Euston around 1 hour 10 minutes on the fastest service.



SAT NAV: B37 7YN



FURTHER INFORMATION AND VIEWING:

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Misrepresentation Act

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