

ARDEN POINT

Birmingham Business Park • Solihull • B37 7YU

www.ardenpoint.co.uk

Prime Commercial Opportunity with High Power Capacity

134,845 sq ft on 8.17 acres

TO LET Available Immediately



 Prime Strategic Location

 Power Supply 1MVA up to 5 MVA available

All in close proximity



Birmingham Business Park is one of the most established, well connected and prestigious business parks in the UK with numerous high profile occupiers.

The location is set to improve even further with the development of Arden Cross and the HS2 Interchange both of which are nearby.

Arden Cross, covering 346 acres, will be an internationally connected destination providing a world class environment for working, living, learning and leisure.

The scheme will support up to 27,000 new jobs, 6 million sq ft of employment space and 3,000 new homes.

<https://ardencross.com>



Innovation District CGI

The new HS2 Interchange, which is being built nearby, will be part of a new public interchange serving Solihull and the West Midlands and also providing direct access to London in approximately 38 minutes.



Arden Cross CGI of site



Interchange Station CGI

Birmingham Airport

Rolls-Royce

IAC
International Automotive Components

CHANGAN

Birmingham City Centre

Likewise
plc

Atos

IMI

SULZER

ALLIANCE
AUTOMOTIVE GROUP

Solihull Parkway

A452 (Chester Road)

M42 J6

M6 J4



Located at the gateway to Birmingham Business Park, with its own gatehouse facilitating a secure environment, the property benefits from 593 car parking spaces sitting within its own landscaped grounds.

Arden Point comprises two interconnected buildings. The smaller of the two comprises HQ offices whilst the larger production building is located to the rear.



Step into the reception from a glazed canopied entrance for an impressive arrival experience.

A spectacular double height glazed atrium provides a special office working environment with excellent natural light.

High quality open plan office accommodation is found at ground and first floor levels being approached by a linked walkway together with meeting/conference rooms and break out areas.

- Air conditioning
- Full access raised floors
- Suspended ceilings with intelligent LED lighting
- Excellent floor to ceiling heights
- 2 x passenger lifts
- Male and female WCs on each floor

[Take a virtual tour to see more >>](#)





M6 J4

M42 J6

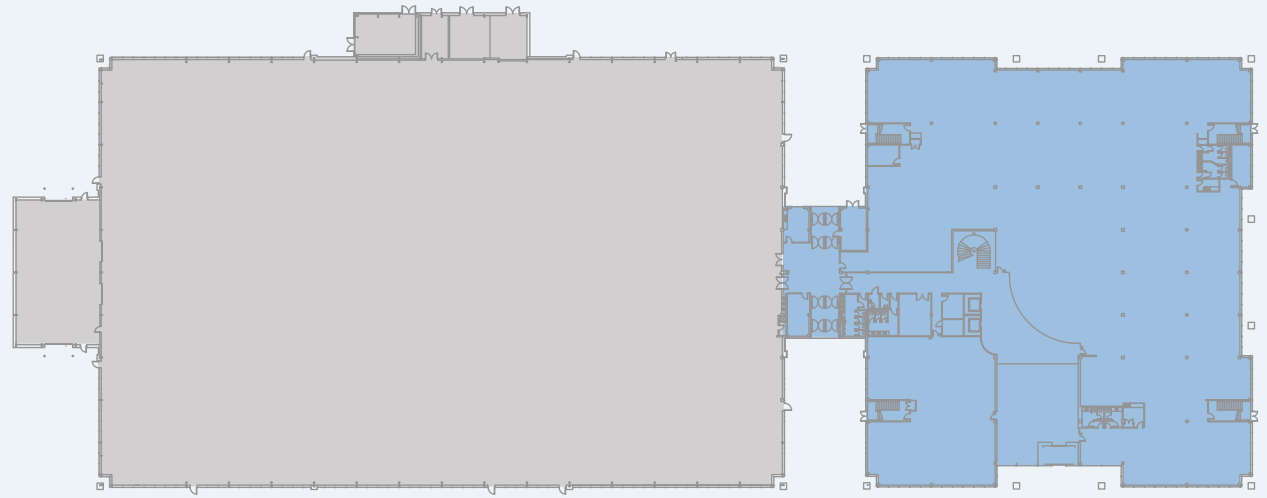
A452 (Chester Road)

Solihull Parkway

ARDEN POINT



Ground floor



■ Office ■ Production/Warehouse ■ Plant Room

ACCOMMODATION

Floor	sq m	sq ft
Production / Warehouse Building	6,100.58	65,666

Office Block

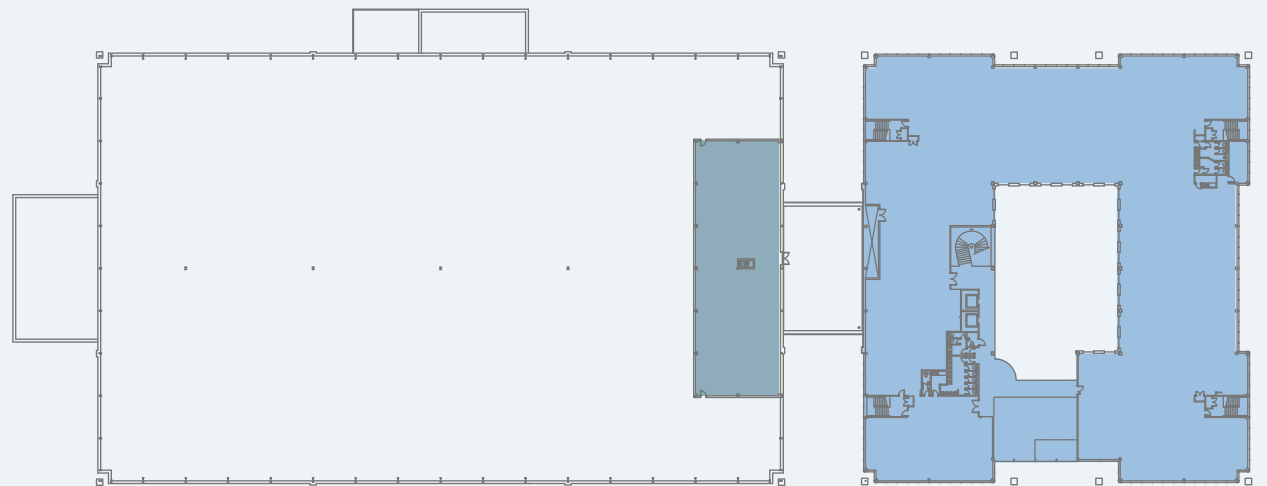
Ground Floor	3,388.83	36,477
First Floor	2,574.35	27,710
TOTAL OFFICE	5,963.18	64,187

Plant Room	442.6	4,764
Gate House	21.2	228

TOTAL GIA	12,527.56	134,845
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First floor



The larger single storey production building provides largely double height accommodation with suspended ceilings throughout comprising a laboratory/testing area, storage/warehouse, loading bay to the rear, further offices, locker areas, first floor plant room and a fitted cafeteria.



PLANNING

We understand the property has been used as a headquarter office and production facility and would be suitable for a variety of uses falling within Use Class E – Commercial, business and service (previously Use Class B1). Further enquiries for planning can be made via the local planning authority at Solihull Metropolitan Borough Council.

BUSINESS RATES

Rateable Value - £1,320,000
Rates Payable 25/26 - £760,350.

TERMS

The premises are available on a new FRI lease on terms to be agreed.

RENT

Available on application.

EPC

EPC rating of D – 100

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the Business Park.

SAT NAV: **B37 7YU**

 tops.scarcely.token

Birmingham Business Park



-  Greggs
-  WH Smith
-  Bus stops - Bus service 75 (Claribels)
-  Bus stops - Bus service X12 (National Express)
-  Park Management Office
-  Outdoor Street Food Carts
-  Crèche
-  Dry Cleaning

-  Bicycle Planter Stands
-  E Bicycles
-  Bicycle Repair Stand
-  Bicycle Rack
-  Table Tennis Tables
-  Outdoor Gym & Outdoor Games
-  Allotments
-  Wild Flower Meadow





Prominent 'gateway' site at the entrance to The Park.



Access is gained via Junction 4 of the M6 or Junction 6 of the M42.



Birmingham Airport with its international connections is only a short distance away.



Birmingham International Railway Station nearby has regular train services to many parts of the country.

HS2

HS2 Interchange is currently under construction.

nec

Birmingham

Adjacent to the NEC, the largest exhibition centre in the UK.



The new Arden Cross development will be a significant mixed use scheme.



Birmingham Business Park provides a whole lot more than just a place to work.

The onsite Park Management team help to create a community spirit promoting occupier networking and an enjoyable environment to relax in.

Within the significant landscaped grounds you will find numerous on site amenities and regular events help provide the work-life balance that we all strive for.

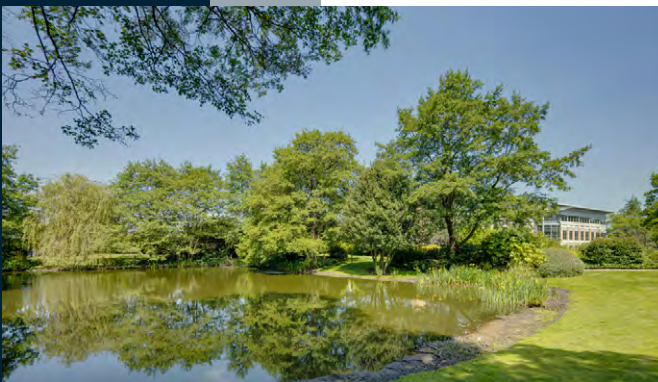
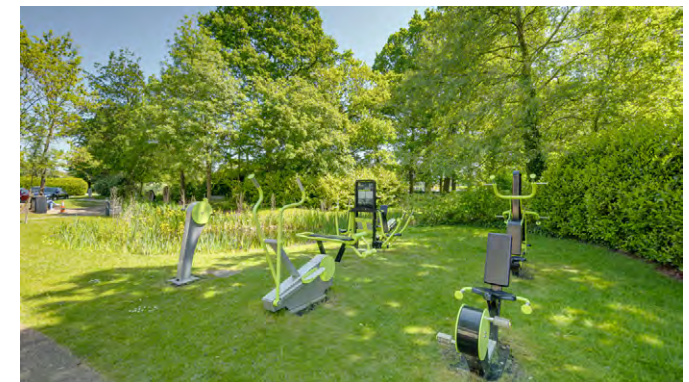
On Site Amenities

- Greggs Bakery
- WH Smith
- Dry Cleaners
- Day Nursery
- Outdoor Gym
- Beehives
- Bug Hotels
- Woodland walks
- Bicycle Pump and Repair station
- Allotments
- Wild flower meadow
- Table tennis tables
- E-bike hire
- Deck chairs
- Giant Games
- Cycle racks

Events

- Food & Drink trucks
- Community cycle club
- Gym bootcamps and yoga
- Chiropractor
- Netwalking
- Outdoor cinema
- Quarterly Magazine
- Discount vouchers
- Book club
- Charity and sporting events
- Pop up stores

www.birminghambusinesspark.co.uk



VIEWING

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