

**F D**  

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**FORT DUNLOP**

**GRADE A OFFICE  
ACCOMMODATION**



**EAT**



**CONNECT**

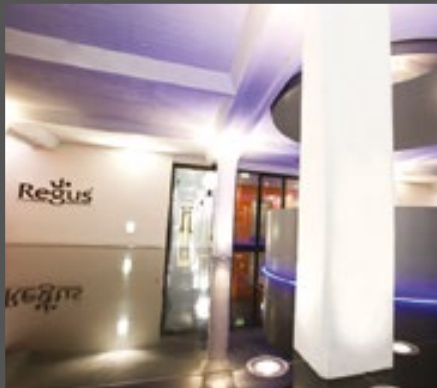


**MEET**



**PLAY**

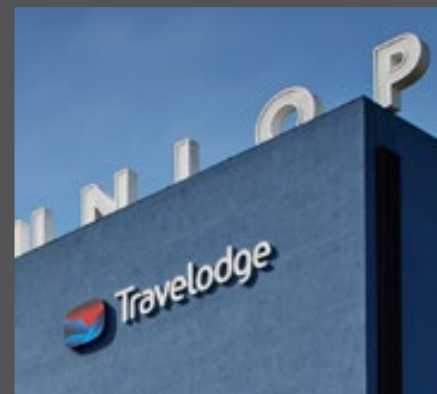
**EXPLORE**



**SHOP**



**THRIVE**



**STAY**



# OFFICES TO LET

SUITES FROM 1,000 SQ FT  
UP TO 53,500 SQ FT

F O R T  
D U N I N G



# REASONS

FORT DUNLOP STACKS  
UP FOR BUSINESS

1

AMENITIES



2

FLEXIBILITY



3

AFFORDABILITY



4

PARKING



5

ACCESSIBILITY





# AMENITIES

**DROP OFF THE KIDS AT THE ON-SITE NURSERY OR ENJOY A COFFEE FROM COSTA. TAKE A BREAK FROM IT ALL AND ENJOY THE ROOF TOP TERRACE, ONE OF THE LARGEST GREEN ROOFS IN EUROPE.**

Then head to Scoff or Subway at lunchtime, or for the dedicated, a gym class at 24/7 fitness, before grabbing a few groceries at Londis convenience store. There is also a range of tenant and visitor amenities available on the ground floor, including seating areas and a cashpoint machine.

**COSTA**

**SCOFF**

**Londis**

little  
corners  
NURSERY

**SUBWAY**

**SPECIALIZED**



**F D**



“**FORT DUNLOP IS ONE OF THE MOST EXCITING COMMERCIAL DESTINATIONS IN THE UK WHICH OFFERS AN UNRIVALLED BREADTH OF FACILITIES FOR ITS VISITORS AND BUSINESS COMMUNITY ALIKE.**”





# FLEXIBILITY

**FORT DUNLOP OFFERS AN UNPARALLELED FLOOR PLATE, WITH SUITES FROM 1,000 SQ FT UP TO 53,500 SQ FT.**

This and the scale of the building has allowed the landlord to adopt a strategy where companies have been able to grow their occupation within the building in accordance with their requirements. Inspired Thinking Group have taken advantage of this approach having established themselves initially within Fort Dunlop with a handful of staff. They have grown in numerous stages and are now one of the building's larger occupiers having over 20,000 sq ft and 200+ staff.



**“ THE LANDLORDS FLEXIBLE APPROACH HAS PROVIDED MY BUSINESS WITH CONTINUITY, HELPING THE COMPANY RETAIN STAFF AND SAVE COSTS. ”**



# AFFORDABILITY

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**THE FIRST CLASS AND UNIQUE OFFER PROVIDED AT THE ICONIC FORT DUNLOP, PROVIDES BUSINESSES WITH EXCEPTIONAL VALUE FOR GRADE A OFFICE ACCOMMODATION.**

The building's cost-effective rent, combined with its low total occupational cost, makes it firmly stand out from the crowd. Following its rich history, Fort Dunlop is continuing to evolve and you can still be part of this thriving business community.







“ THE NUMBER PLATE RECOGNITION SYSTEM ALLOWS EASY ACCESS AND EGRESS FROM THE SITE, EVEN AT PEAK HOURS. ”

# PARKING

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## SECURE PARKING WITH CONFIDENCE. HOW MANY SPACES DO YOU REQUIRE?

In addition to the existing 1,500 on site car parking spaces at Fort Dunlop the landlord has recently constructed a new parking deck providing a further 146 spaces. A detailed planning consent is also in place to construct a further parking deck to provide extra spaces if required.

With our newly planned parking facilities, you can be sure not to have any stress when parking your vehicle and the landlord can be flexible about how many spaces can be provided with the accommodation. Ample secure car parking is available on-site, just a few meters from your front door.





# ACCESSIBILITY

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**LOCATED ON THE A47 (FORT PARKWAY), FORT DUNLOP STRETCHES BETWEEN J5 AND J6 OF THE M6, WHICH LINKS DIRECTLY TO THE M5, M42, M1 AND M69.**

Fort Dunlop have recently invested in a highly efficient free shuttle service running at peak times with regular drop-offs at all Birmingham's major train stations which serve the whole of the UK.

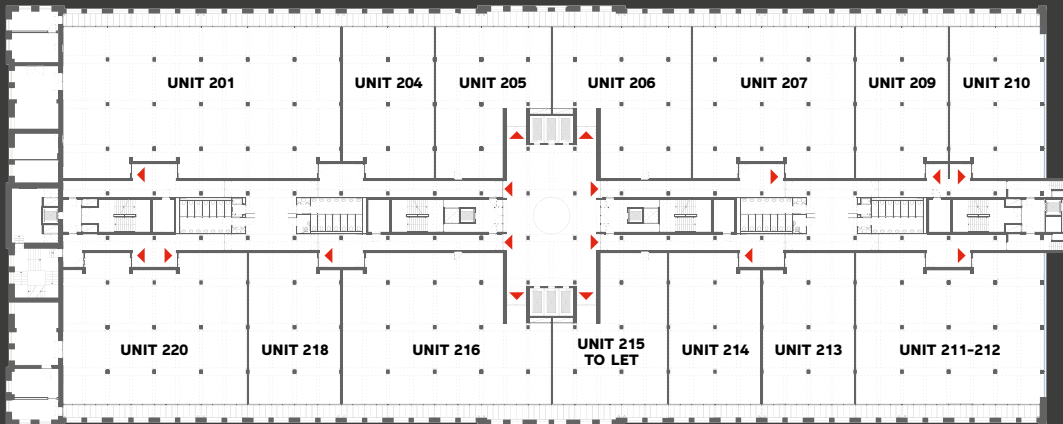
Birmingham airport is 15 mins away with access to most European destinations.



# SPECIFICATION

## GRADE A OFFICE ACCOMMODATION

- Floor-to-ceiling glazing
- 500mm raised access floor
- Under floor busbar connection system based on 1/10 sq m
- Small power and inset floor boxes
- LED lighting hung from exposed soffits
- Upflow water cooled WR2 heating
- 'Smart' electrical metering system
- Intercom
- 24-hour on-site security and access
- EPC Rating – B
- BREEAM Rating – Very Good
- 1:7 sq m Occupational Density
- On-site management team
- Flexible leases



The plan provides an indication of how flexible the floor plates can be, providing suites from 1,000 – 53,500 sq ft (subject to availability).

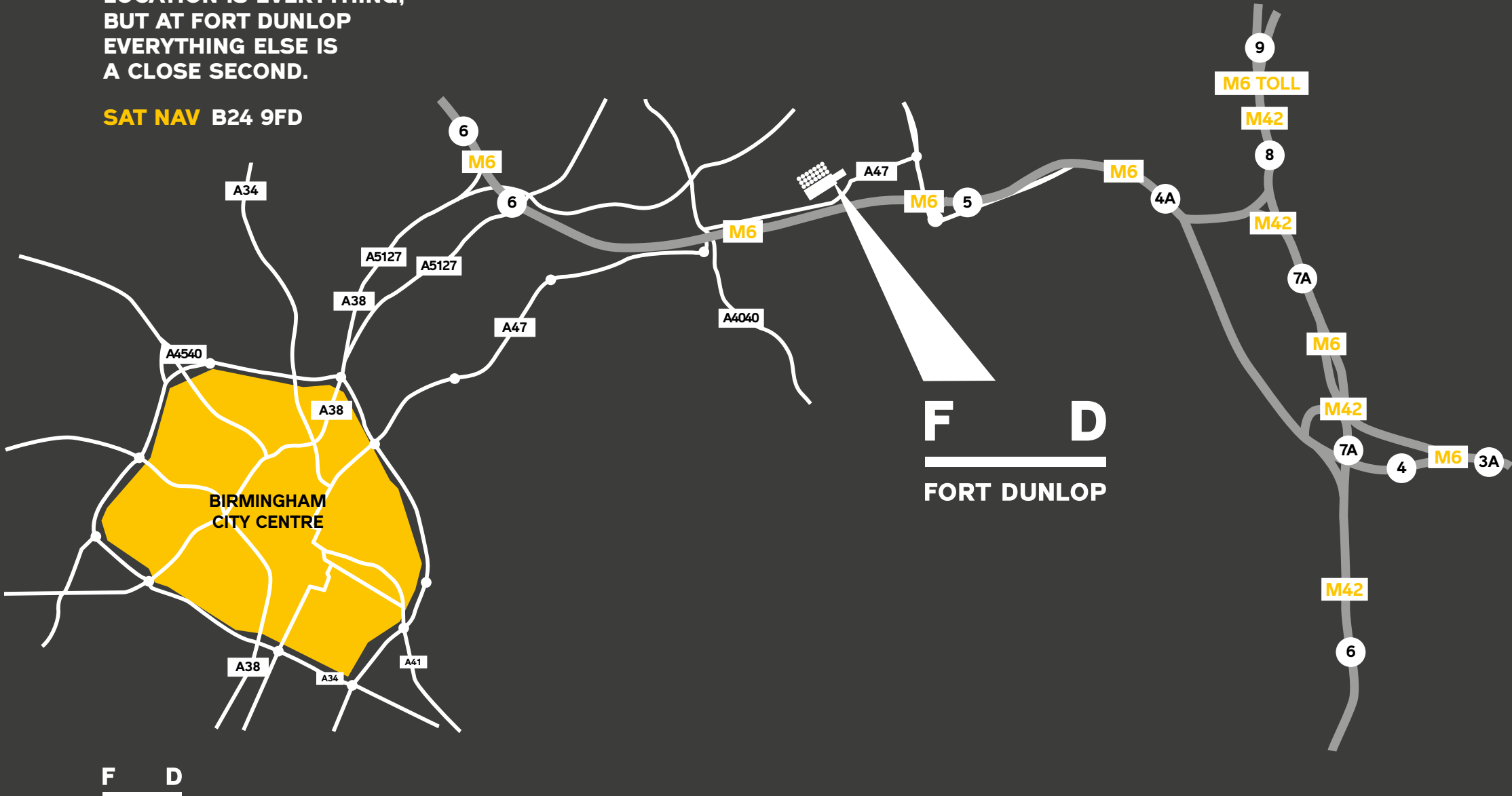




# LOCATION

LOCATION IS EVERYTHING,  
BUT AT FORT DUNLOP  
EVERYTHING ELSE IS  
A CLOSE SECOND.

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**CONTACT**

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**CONTACT OUR AGENTS  
FOR MORE DETAILS**

**WHY SHOULDN'T A WORKING ENVIRONMENT BE  
UNIQUE, FLEXIBLE, ACCESSIBLE AND AFFORDABLE?**

**[WWW.FORTDUNLOP.COM](http://WWW.FORTDUNLOP.COM)**

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