



Birmingham
Business Park

FIRST FLOOR

3160

PARK SQUARE

8,770 SQ FT

Refurbished Office Available Spring 2022



Indicative image

SET WITHIN 148 ACRES BIRMINGHAM BUSINESS PARK PROVIDES 2 MILLION SQ FT OF HIGH QUALITY OFFICE SPACE AND IS HOME TO OVER 120 OCCUPIERS.

ACCOMMODATION

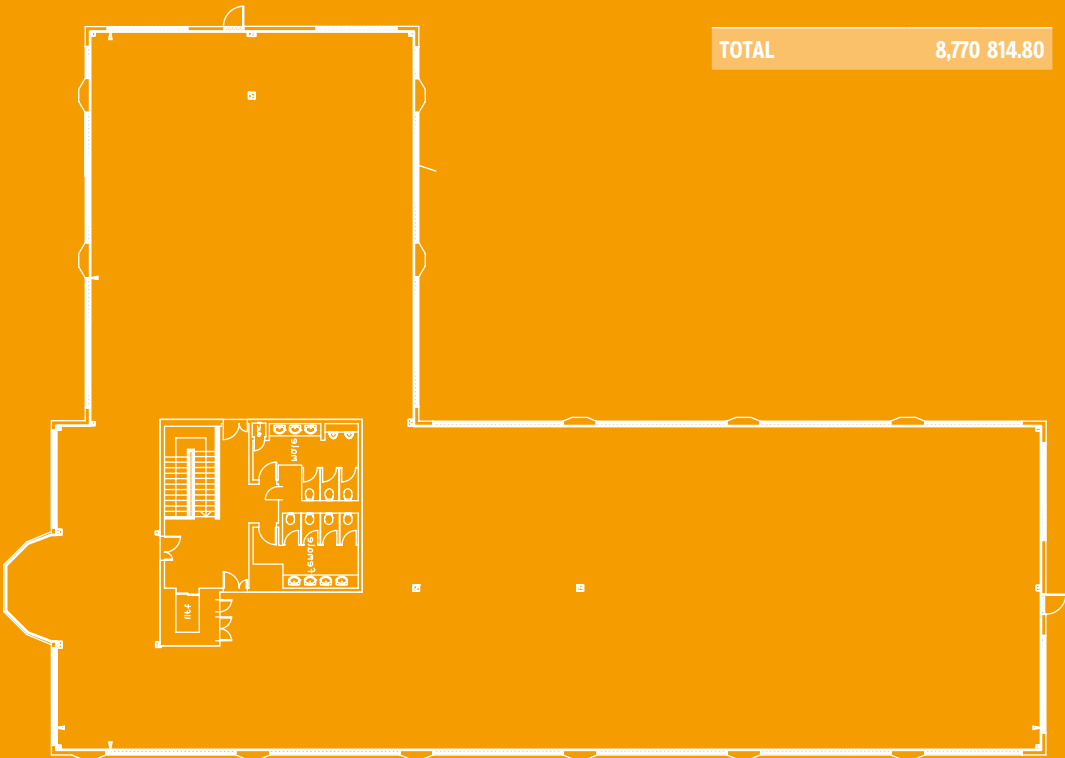
IPMS 3 SQ FT SQ M

GROUND FLOOR LET TO IMTECH INVIRON LTD

FIRST FLOOR 8,770 814.80

TOTAL 8,770 814.80

FIRST FLOOR





SPECIFICATION

Internally

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

Externally

- Refreshed landscaping with new planting
- 54 car parking spaces (1:162 sq ft)

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
- Cafés, Newsagent, Nursery and Fitness Classes





COMMUNICATIONS



RAIL TIMES FROM BIRMINGHAM INTERNATIONAL RAILWAY STATION

Grand Central Station	10 mins
London Euston	71 mins
Manchester Piccadilly	105 mins
Bristol Temple Meads	115 mins

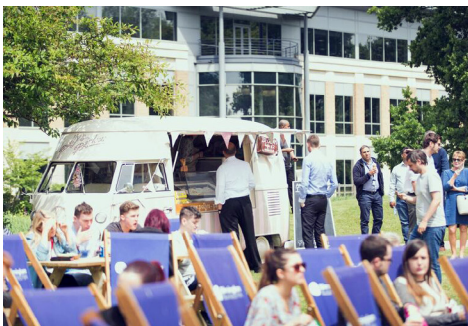
Source: National Rail Enquiries



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



MASTER PLAN

-  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

3160
PARK SQUARE



Birmingham International
Railway Station and Airport

To M6 J5

To M6 J4
& M42 J9

To M42 J6

To M42 J6

THE LITTLE OWL
PUBLIC HOUSE

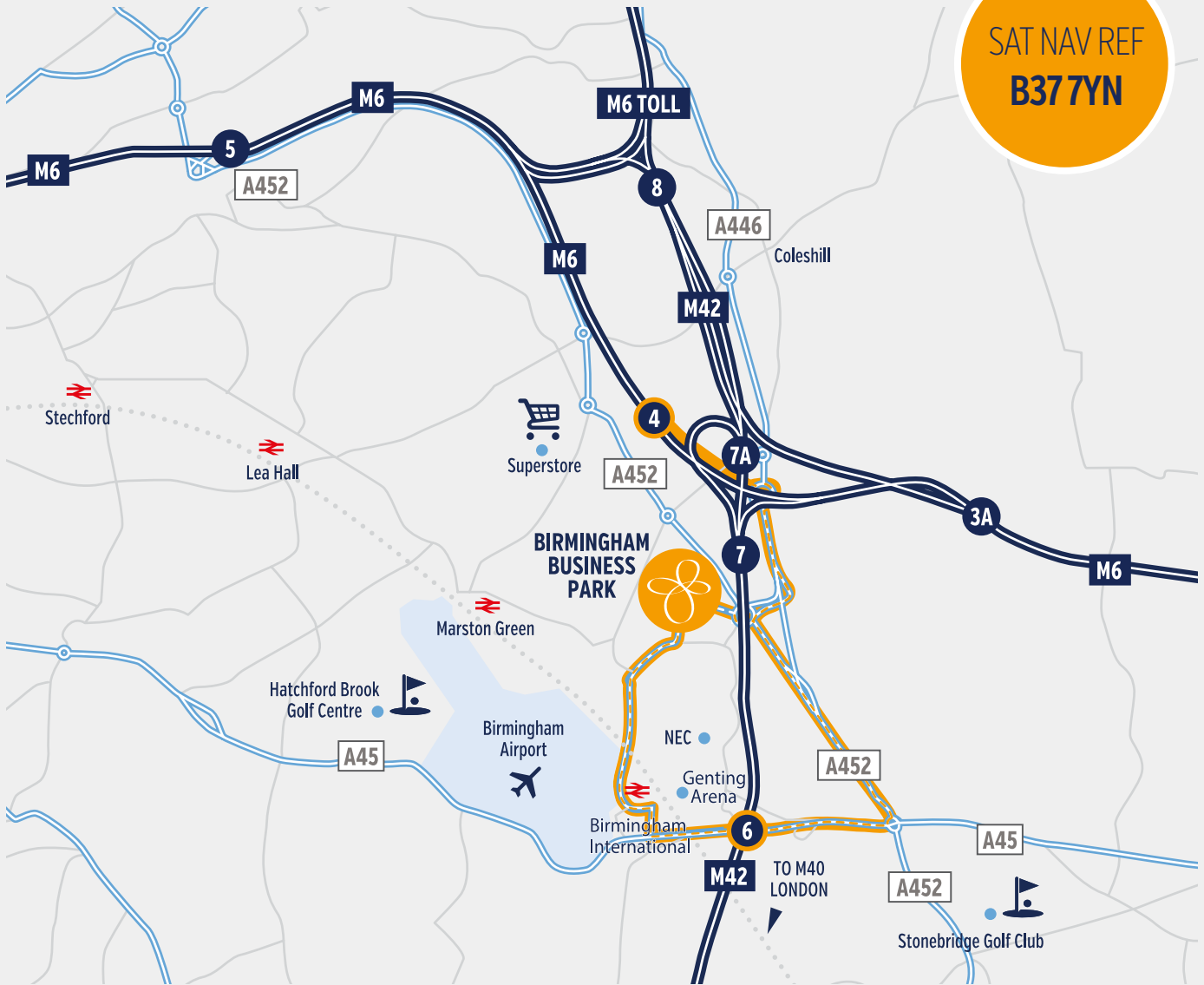
HOLIDAY INN EXPRESS
BIRMINGHAM NEC

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.

Access Via:
 M6 Junction 4
 M42 Junction 6

SAT NAV REF
B377YN



VIEWING STRICTLY THROUGH THE JOINT AGENTS



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Owned by



parkpresentfuture.co.uk

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the buyers/funders/lessee.

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. September 2021.