

# FLOW

BIRMINGHAM BUSINESS PARK

HQ OFFICE BUILDING TO LET  
19,985 - 62,665 SQ FT

FLOW

*Best-in-class workspace  
with unrivalled connectivity  
and amenity located in a  
thriving business park*



# Make an *entrance*

A new extended reconfigured design led double height arrival experience, providing a business lounge and reception facility with the highest quality finishes.

## FLOW

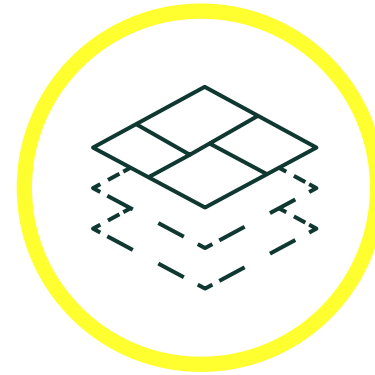
The floor plates have been designed to give tenants maximum flexibility while the generous glazing means the spaces are flooded with light

# Space that *flows*

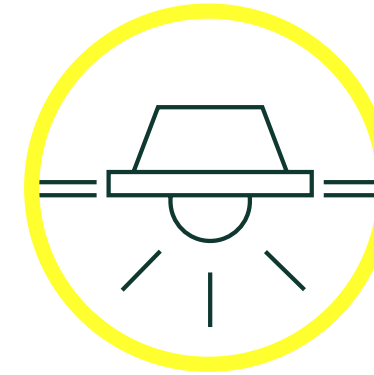
# Benchmark defining spec



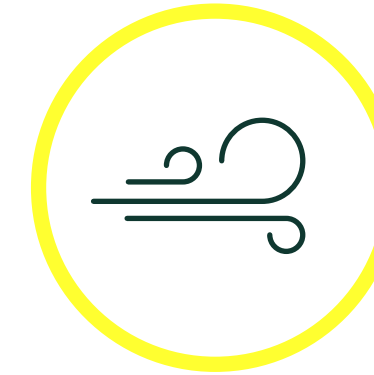
New build double height reception



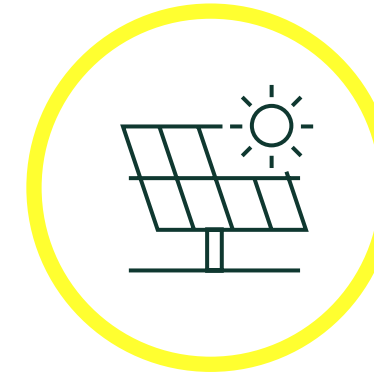
Suspended metal plank ceilings



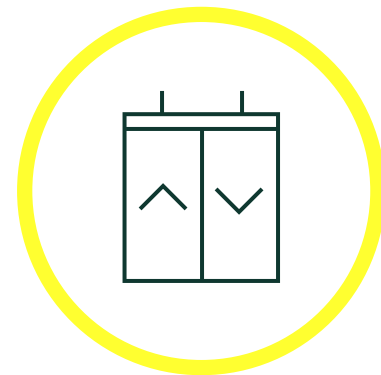
LED lighting



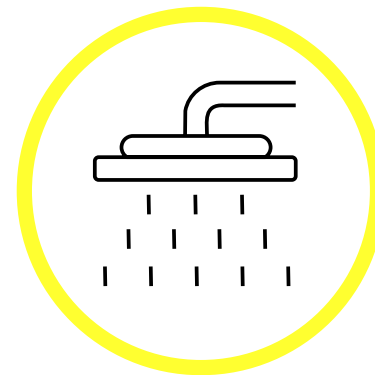
New VRF cooling and heating system



PV - 250 m<sup>2</sup> rooftop solar panels



2 x 8 person passenger lifts



Showers, male, female and accessible toilets



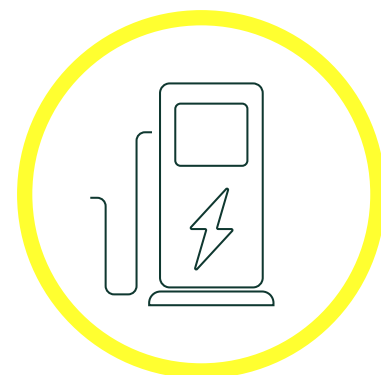
Lockers



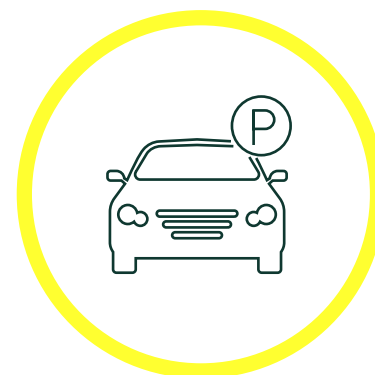
2nd floor roof terraces



Secure cycle store



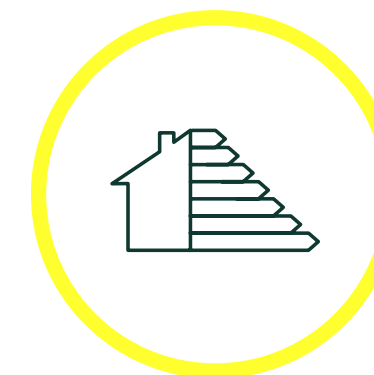
20 EV charge points



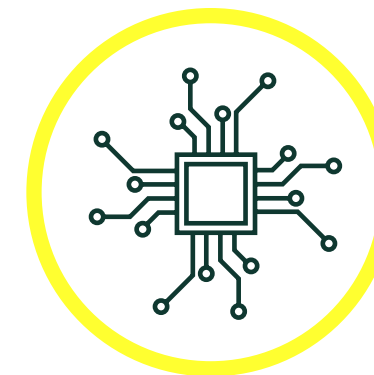
268 dedicated car parking spaces with adjacent overflow



BREEAM - Excellent



EPC - target A



IBOS - intelligent building operating system

Newly created  
*external space* for  
meetings or relaxation

FLOW

*Re-imagined* from top-to-bottom  
to cater for the needs of an occupier  
both *today and tomorrow*





FLOOR

G

KEY


RECEPTION

OFFICE

CORE



| FLOOR     | SQ FT  | SQ M    |
|-----------|--------|---------|
| 2         | 20,602 | 1,913.9 |
| 1         | 19,985 | 1,856.6 |
| G         | 20,161 | 1,873.0 |
| Reception | 1,917  | 178.0   |
| TOTAL     | 62,665 | 5,821.7 |

 CAR PARKING 1:234 sq ft

Floor plan not to scale. For indicative purposes only.



FLOOR

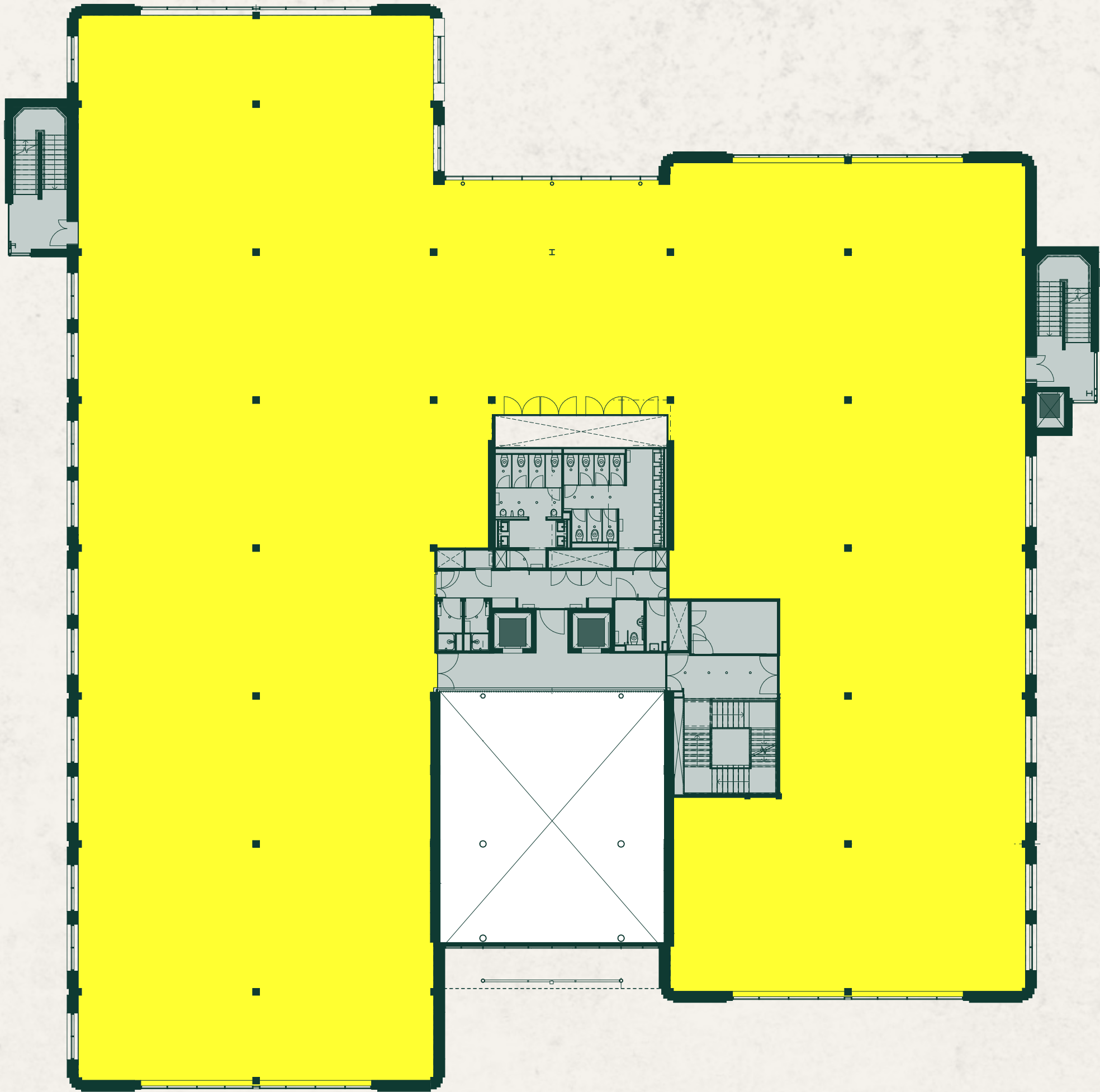
1


KEY

OFFICE

CORE

ATRIUM



| FLOOR  | SQ FT  | SQ M    |
|--|--------|---------|
| 2  | 20,602 | 1,913.9 |
| 1  | 19,985 | 1,856.6 |
| G  | 20,161 | 1,873.0 |
| Reception  | 1,917  | 178.0   |
| TOTAL  | 62,665 | 5,821.7 |
| <div> CAR PARKING 1:234 sq ft</div> |        |         |

Floor plan not to scale. For indicative purposes only.



FLOOR

2

KEY

OFFICE

CORE



| FLOOR     | SQ FT  | SQ M    |
|-----------|--------|---------|
| 2         | 20,602 | 1,913.9 |
| 1         | 19,985 | 1,856.6 |
| G         | 20,161 | 1,873.0 |
| Reception | 1,917  | 178.0   |
| TOTAL     | 62,665 | 5,821.7 |

|  |              |             |
|--|--------------|-------------|
|  | ROOF TERRACE | 860 sq ft   |
|  | CAR PARKING  | 1:234 sq ft |

Floor plan not to scale. For indicative purposes only.

FLOW



Holman



FLOW

GREGGS



WHSmith

PARK MANAGEMENT OFFICES

MAMMOXX

WHEATNCOFFEE

Shirtcraft

WIGGLES DAY NURSERY

WOODLAND WALK

SOLIHULL PARKWAY



ENTRANCE

OVERFLOW  
CAR PARK

ENTRANCE



FLOW

M40

Resorts World  
BIRMINGHAM

BIRMINGHAM  
INTERNATIONAL

BIRMINGHAM  
AIRPORT

nec  
thenec.co.uk

Premier Inn  
Rest easy

B4438

ENTRANCE

ROLLS  
ROYCE

IAC

CHANGAN

M42

ENTRANCE

Holiday Inn  
AN IHG HOTEL

SULZER

FLOW

BCA

Atos

Canon

Persimmon

MCLAREN

COLAS

GallifordTry

NTT DATA

Mitsubishi

GOODYEAR

VEOLIA

HS2

M6

KONE

SSP

DAIKIN

GKN AEROSPACE

A452

Neighbours  
that *mean*  
*business*

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Proximity to Birmingham  
International Station



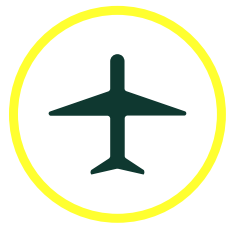
HS2



Proximity to  
the airport

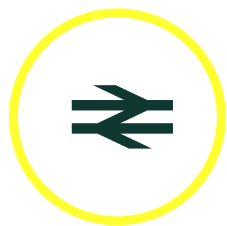


75% of the UK population  
within a 3-hour drive



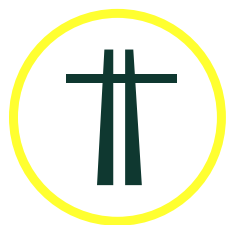
4 min drive to  
Birmingham Airport

|           |                 |
|-----------|-----------------|
| Paris     | 1 hour 15 mins  |
| Amsterdam | 2 hours 15 mins |
| Madrid    | 2 hours 25 mins |
| Frankfurt | 2 hours 50 mins |
| Dubai     | 6 hours 42 mins |
| New York  | 6 hours 45 mins |
| New Delhi | 9 hours 30 mins |



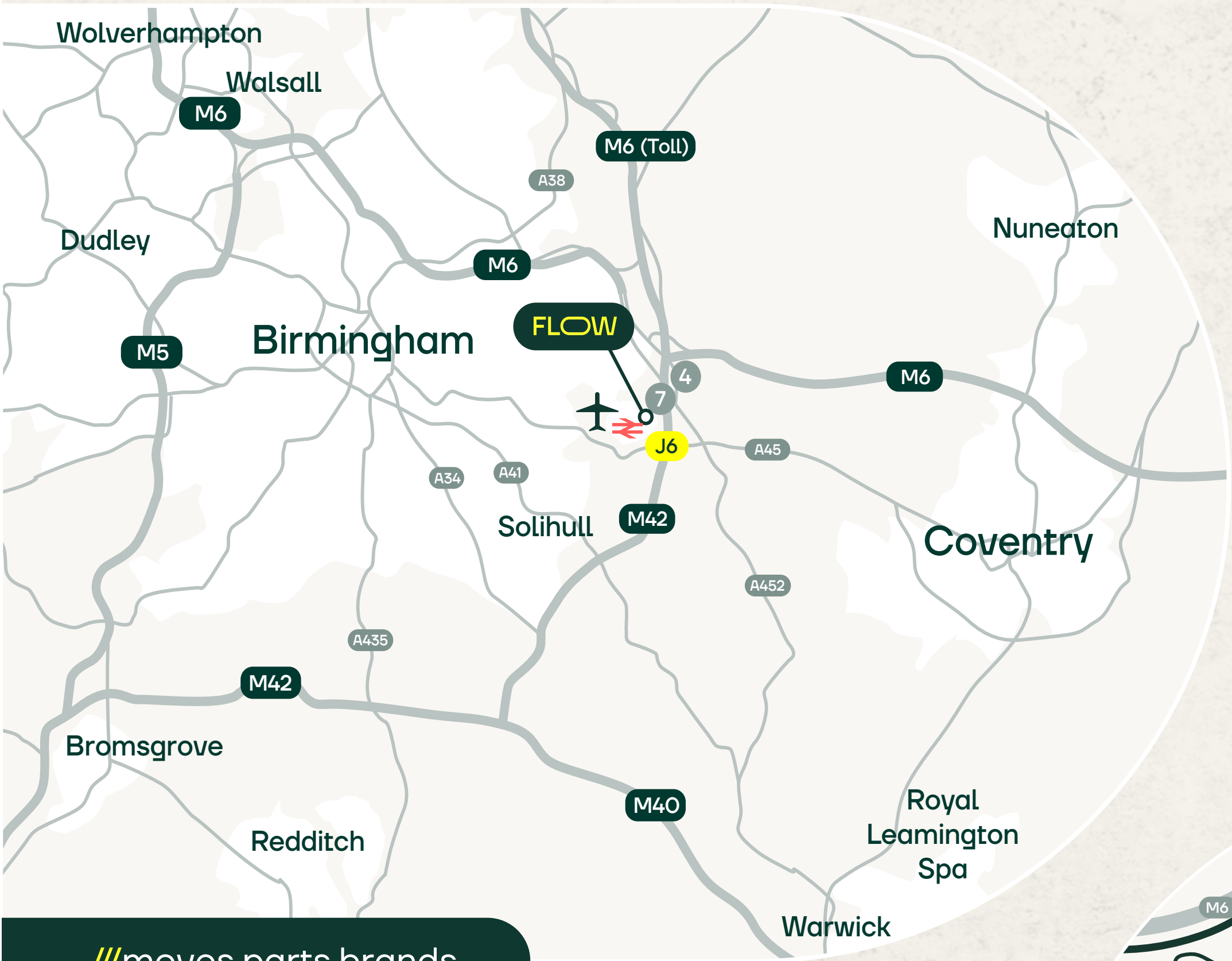
5 min drive to  
Birmingham Int. Station

|                       |                 |
|-----------------------|-----------------|
| Coventry              | 10 mins         |
| Birmingham New Street | 10 mins         |
| London Euston         | 1 hour 8 mins   |
| Manchester Piccadilly | 1 hour 48 mins  |
| Bristol Temple Meads  | 1 hour 48 mins  |
| Liverpool             | 2 hours 10 mins |
| Leeds                 | 2 hours 20 mins |



3 min drive to  
Junction 6 M42

|            |            |                |
|------------|------------|----------------|
| J4 M6      | 1.4 miles  | 3 mins         |
| Solihull   | 7.6 miles  | 12 mins        |
| Coventry   | 11 miles   | 20 mins        |
| Birmingham | 12.3 miles | 22 mins        |
| London     | 110 miles  | 1 hour 56 mins |



7 min drive to  
National Exhibition  
Centre & Resorts  
World Arena



Bus Service  
Frequent bus service to  
Birmingham International  
& Solihull Town Centre.

Connected,  
*near and far*





Something  
for *everyone*



FLOW

# A thriving campus



The park prioritises ensuring that every moment spent by the park occupiers is time well invested. From fostering a vibrant community atmosphere with carefully curated green spaces for relaxation and cutting-edge facilities for collaboration, the park strives to create an environment where productivity thrives, and work-life balance is valued.

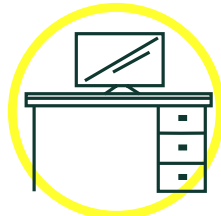
With the NEC just moments away and a range of clubs and activities at the park, there really is something for everyone all year round.

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150

Over 150 Companies including Canon, Rolls Royce and IMI



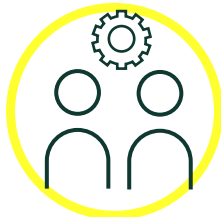
1.9 million sq ft of offices



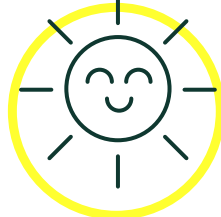
Over 10,000 employees



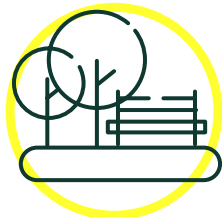
365 overflow car parking spaces



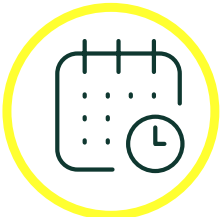
On-site Management team



Vibrant community



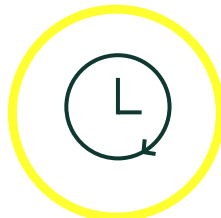
148 acres of landscaped business park



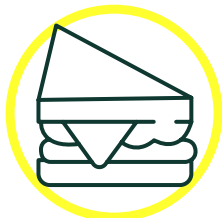
Volunteering opportunities and fundraising events



Regular BBP clubs and activities



24-hour manned security



Seasonal street food events



Park marketing, community & business development manager

# FLOW

4520 SOLIHULL PARKWAY, BIRMINGHAM  
BUSINESS PARK, B37 7YN

## *Get in touch*

Adrian Griffith  
adrian.griffith@avisonyoung.com  
07760 172918

AVISON  
YOUNG

Jonathan Carmalt  
jonathan.carmalt@jll.com  
07967 184245



Malcolm Jones  
mjones@kwboffice.com  
07825 848 425



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