



Birmingham
Business Park

www.birminghambusinesspark.co.uk



REFURBISHED

3160 Park Square

First floor office

TO LET

4,302 - 8,782 sq ft (399.7 - 815.9 sq m)



SPACE TO WORK

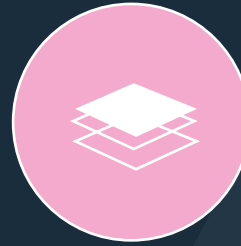
First Floor



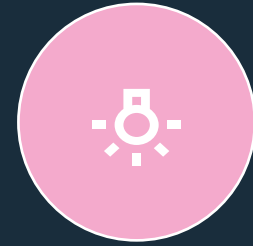
**open plan
floor plates**



**new VRF
comfort cooling
system**



**mineral
fibre suspended
ceiling**



**LED
lighting**



**raised
access floor**



**door
entry system**



**male
& female WC's**



**comprehensively
refurbished**



**54 car
parking spaces**



**EPC
rating B32**



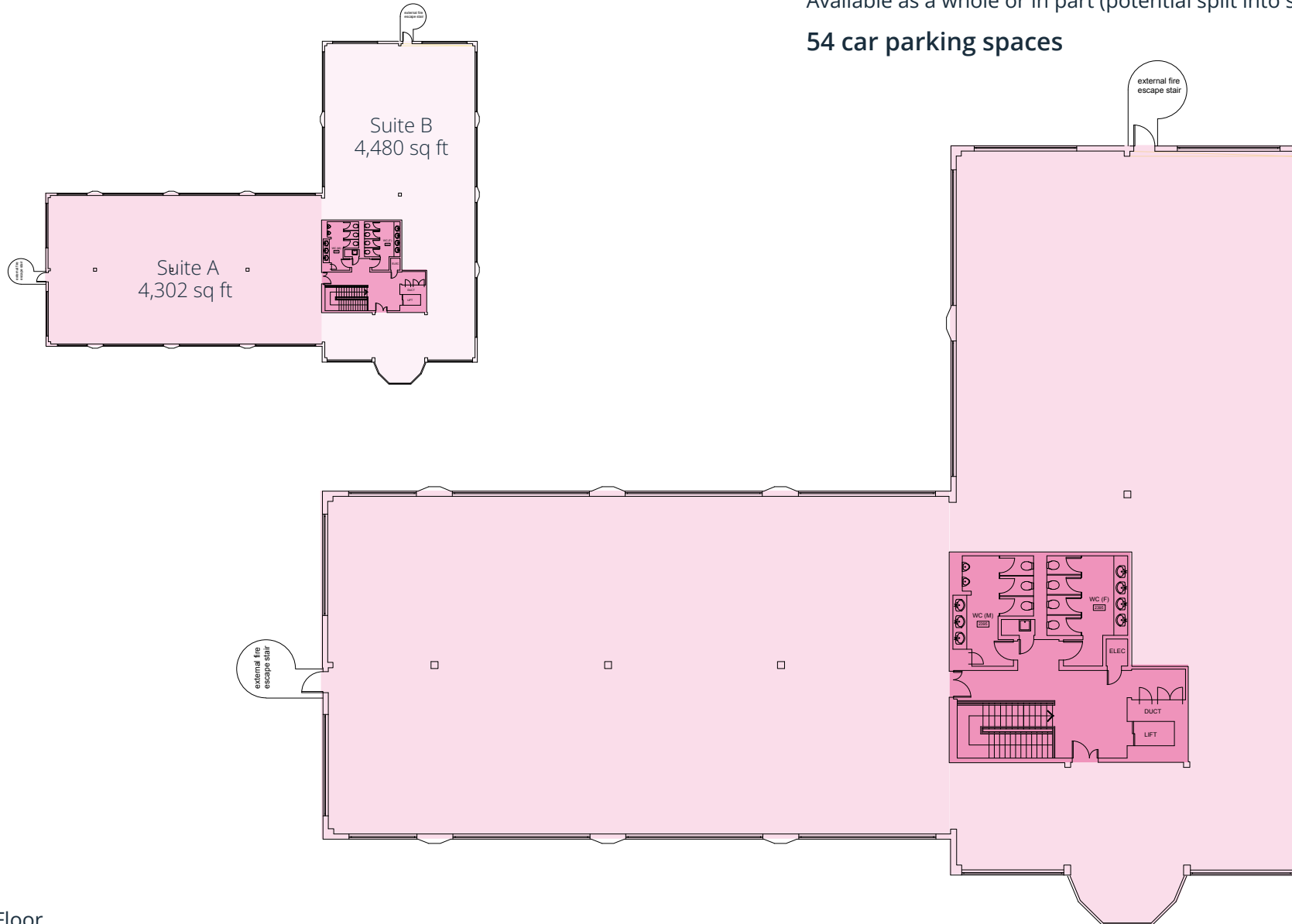
**24 hr
on site
security office**

FLOOR PLAN

Floor (IPMS3)	sq ft	sq m
First	8,782	815.9
Total	8,782	815.9

Available as a whole or in part (potential split into suites shown to left)

54 car parking spaces



First Floor



First Floor



Set in 150 acres of mature parkland, Birmingham Business Park is the most established out of town business park in the Midlands. Home to over 150 companies boasting an impressive range of high profile businesses including IMI, Sulzer and Rolls Royce. A multi award winning top location for walking and cycling and an International Corporate Social Responsibility recognised business park in an unrivalled location.

Birmingham Business Park has a thriving community with Greggs, WH Smith, dry cleaners and nursery all on site along with foodie Thursday and other regular activities embracing wellbeing at work.

There is also Resorts World and NEC on the doorstep, offering nationally recognised retail and leisure outlets.

SPACE TO BLOSSOM



woodland walk



outdoor gym



greggs bakery



dry cleaners



e-bikes



bicycle racks



food trucks



independent coffee shop



wiggles day nursery



whsmith



table tennis tables



giant games



cycle paths



wild flower meadow



park management office





M40

M42

A452

HS2

M6

HS2

Rolls Royce
BIRMINGHAM

nec
thenec.co.uk

BIRMINGHAM
INTERNATIONAL
RAILWAY STATION

Birmingham
Airport

BICKENHILL PARKWAY

SULZER

ROLLS
ROYCE

ENTRANCE

CHANGAN

Shirtcraft

Management & Security Office

Wiggles Day Nursery

WH Smith

GREGGS

Persimmon

ENTRANCE

Canon

3160 Park Square

IMI

Holman

GallifordTry plc

NTT DATA

COLAS

SOLIHULL PARKWAY

GOODYEAR

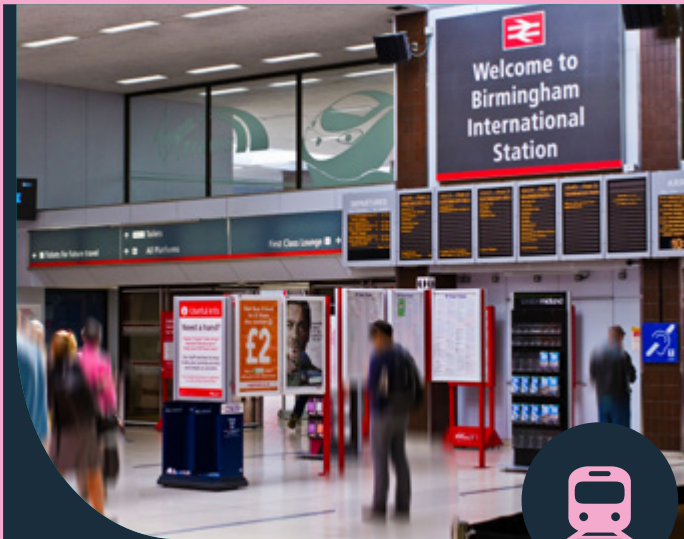
Minebea
Precision in Demand Production

中国中车
CRRC

A452

SPACE TO THRIVE

SPACE TO CONNECT



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

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

Source Google

JOURNEY TIMES



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

Paris	1hr 15 mins
Amsterdam	2hr 5 mins
Frankfurt	2hr 50 mins
Madrid	2hr 25 mins
Dubai	6hr 40 mins
New York	6hr 45 mins
New Delhi	8hr 20 mins

Source Google

JOURNEY TIMES



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

J6 M42	3 miles	5 mins
J4 M6	2 miles	3 mins
Solihull	8 miles	12 mins
Birmingham	12 miles	22 mins
London	110 miles	1hr 56 mins
Coventry	11 miles	20 mins

Source Google

JOURNEY TIMES

Just minutes from Junction 6 of the M42, the Park is perfectly located for easy access to all the major road and motorway networks as well as rail and air links, with Birmingham International Railway Station, Birmingham Airport and the proposed HS2 Interchange within close proximity.

The Park sits at the heart of the national motorway network with 75% of the UK population within a 3 hour drive time.



Various bus services operate within and close to the Park offering a comprehensive service across the West Midlands. Autonomous bus servicing the Park to Birmingham International railway station.

Further details:

www.birminghambusinesspark.co.uk/location



HS2

HS2 Interchange is currently under construction.



 Resorts World
BIRMINGHAM **nec**
the **nec.co.uk**

Perfectly positioned within walking distance to Resorts World and the NEC.

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CONNECT WITH US



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www.birminghambusinesspark.co.uk



Jonathan Carmalt
07967 184 245
jonathan.carmalt@jll.com



Adrian Griffith
07760 172 918
adrian.griffith@avisonyoung.com



Malcolm Jones
07825 848 425
mjones@kwboffice.com

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