

solihull

Business Park



PLOT 1 SPEC BUILD - 53,599 sq ft (4,979 sq m)

Under Construction - Available November 2014

solihullbusinesspark.co.uk



PLOT 1 SPEC BUILD - 53,599 sq ft (4,979 sq m)



PLOT 1 SPEC BUILD

	sq m	sq ft
Warehouse Area	4,645	50,000
Ground Floor Office	47	506
First Floor Office	287	3,093
Total Area	4,979	53,599

3.03 Acre site

SPECIFICATION

- Haunch height 10m
- Floor loading 50kN/m²
- FM2 special floor
- EPC A rating
- 5 HGV parking spaces
- 45 car parking spaces
- 4 loading docks
- 1 level access door

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Indicative imagery

**Available plots for
sale / to let**

1

SPEC BUILD

53,599 sq ft (4,979 sq m)
3.03 Acres (1.23ha)

2

Pre-let to John Lewis

49,976 sq ft (4,642 sq m)
3.70 Acres (1.5ha)

3

Industrial / Warehouse

30,000 sq ft (2,787 sq m)
1.62 Acres (0.65ha)
UNDER OFFER

A

Offices from

15,000 sq ft (1,394 sq m)

DESIGN AND BUILD OPPORTUNITIES FROM 25,000 sq ft (2,323 sq m)



Plot 2 now under construction



For further information visit solihullbus

SOLIHULL BUSINESS PARK

Sat Nav: B90 4GT

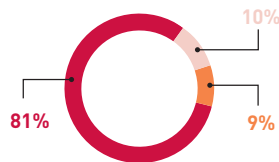
Solihull Business Park offers a total of 148,575 sq ft of Design and Build opportunities over four plots. The site benefits from completed infrastructure and can offer rapid delivery of bespoke buildings. Being within 5 minutes of J4/M42 and Solihull town centre the site benefits from good communication links and a readily available workforce.

- 10.4 acres of development land
- Established business park location – site services and infrastructure in place
- 1.2 miles from Junction 4, M42
- Outline Planning Permission for approximately 150,000 sq ft (13,935 sq m) of B1, B2 & B8 business space
- Freehold or Leasehold options available

WORK FORCE

Working population: **104,500 (51%)**

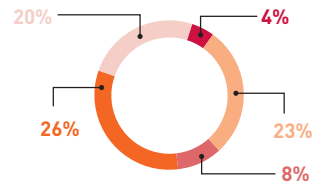
81% of the total workforce are working in the services sector:



Key:

Services sector
Manufacturing
Construction

Break down of the services sector:



Key:

Retail and wholesale distribution
Transport & communications
Finance, IT, other business activities
Public admin, education & health
Other services

Source: nomisweb.co.uk



LOCATION

Solihull Business Park is located just off the A34 Stratford Road, leading directly onto the M42 which allows easy access to the M40, M5 and M6 providing great road links, and access to rail and air travel. Solihull rail station lies 3.6 miles away and Birmingham International Airport and rail station is 6.9 miles away; the latter providing easy rail access to the rest of the UK. There are also several key bus services operating from the A34, providing direct access to Solihull Town Centre, Birmingham City Centre and surrounding local areas.

HGV DRIVE TIMES

M42 Motorway	0.8 miles (0.13 km)	5 mins
Solihull Town Centre	3.2 miles (5.1 km)	9 mins
Birmingham Airport	6.9 miles (11.1 km)	14 mins
Birmingham	8.5 miles (13.7 km)	19 mins
Warwick	17 miles (26.7 km)	21 mins
London	112 miles (179.5 km)	2 hr 21 mins
Manchester	102 miles (164.5 km)	1 hr 58 mins

Source: AA Autoroute



For more information visit solihullbusinesspark.co.uk

IM PROPERTIES

IM Properties is one of the UK's largest privately owned property companies with an investment and development portfolio of circa £1bn across the UK, Europe and the USA.

Spanning the industrial, retail, office sectors and residential sectors, IM Properties portfolio boasts a range of high quality global occupiers including Sainsbury's, Tesco, Next, House of Fraser, UPS, Volkswagen, BT, JP Morgan, Morgan Stanley and BMW.

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