

birmingham business park

CANMOOR

Solihull Parkway ■ Birmingham ■ J6 M42 ■ B37 7YN



Design and build opportunities available for
offices, industrial and warehousing
Prime location on the M42 (Junction 6)

- Over 100 occupiers
- Set within 148 acres of mature parkland
- Wide-range of on-site amenities
- Minutes from the NEC
- Less than 3 miles from Birmingham International Rail and Airport

BIRMINGHAM

www.birminghambusinesspark.co.uk

Landscaped surroundings and modern office buildings offer a unique working environment. Amenities include the Waterside Centre and restaurant.



3

Design & Build Freehold/Leasehold opportunities on this established regional hub.

Tom Plot 4500
2.51 Acres

Dick Plot 6700
5.93 Acres

Harry Plot 6500
7.19 Acres



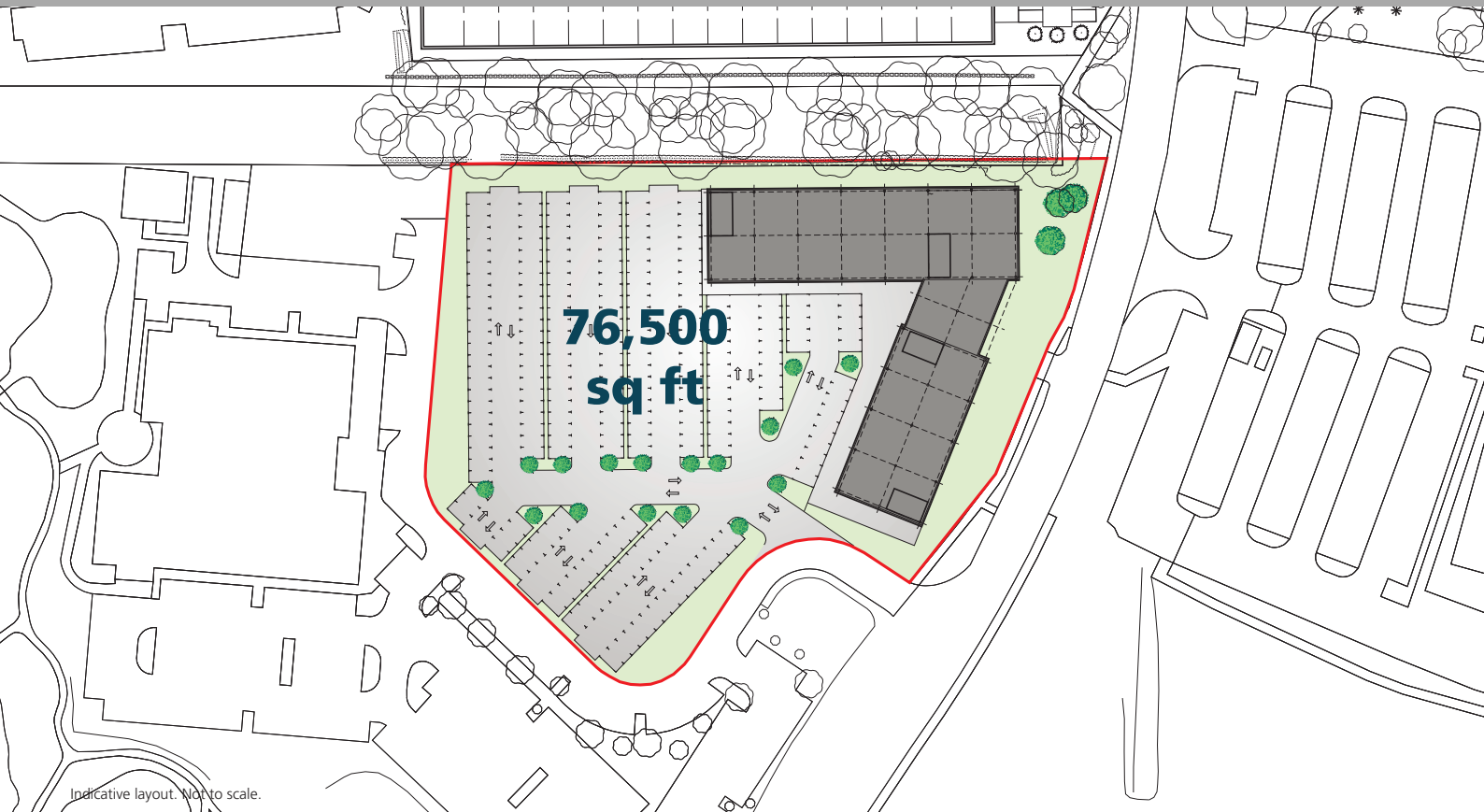
Tom plot 4500



Exciting Design & Build Opportunities 2.51 acres

Available for a variety of uses – Industrial/Warehousing/Offices

	Office sq ft	Total sq ft	Total sq m	Car Parking Spaces
Building A	76,500	76,500	7,107	238



Indicative layout. Not to scale.

Incredible development opportunities set within the most established out-of-town business park in the Midlands.

Potential customers can tailor their buildings both internally and externally maximising suitability for their staff. Join the unique business community already thriving at Birmingham Business Park.

Plots are available for a variety of uses including offices, industrial and warehousing. The landscaped surroundings and modern office buildings offer an unrivalled environment in which to develop your business.



Dick plot 6700



Exciting Design & Build Opportunities 5.93 acres

Available for a variety of uses – Industrial/Warehousing/Offices

	Warehouse sq ft	Three Storey Offices sq ft	Total sq ft	Total sq m	Car Parking Spaces
Building 1	128,000	12,000	140,000	13,006	130

Tailored specification to include fully fitted offices, separate car parking and 12m eaves height.



TRACK RECORD

With our proven track record, Canmoor can work with you to create a bespoke workplace tailored to your specific business needs, situated amongst other highly regarded companies.



Harry plot 6500

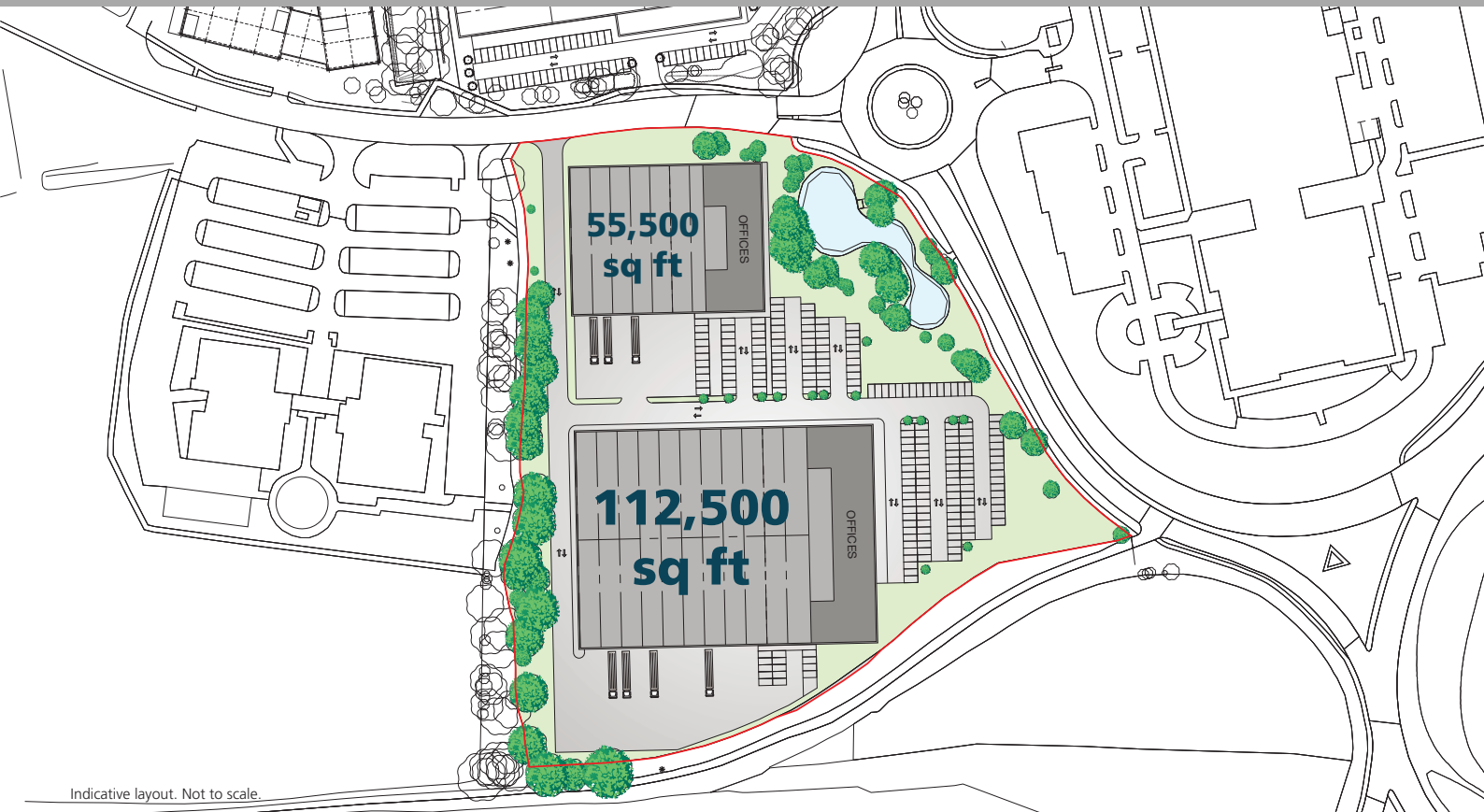


Exciting Design & Build Opportunities 7.19 acres

Available for a variety of uses – Industrial/Warehousing/Offices

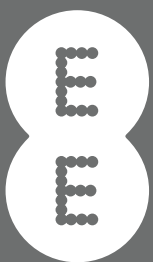
	Warehouse sq ft	Offices sq ft	Mezzanine sq ft	Total sq ft	Total sq m	Car Parking Spaces
Building 1	27,500	20,000	8,000	55,500	5,110	125
Building 2	70,000	20,000	12,000	112,500	10,452	125

Tailored specification to include fully fitted offices, separate car parking and 12m eaves height.



Indicative layout. Not to scale.

KEY OCCUPIERS



FUJITSU

IMI

Aero Engine
Controls

BDF ●●●●

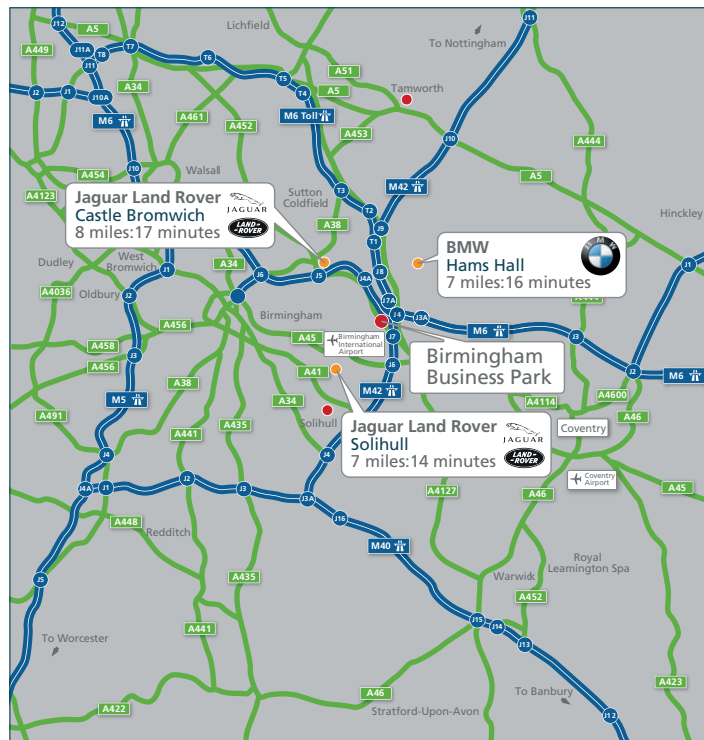
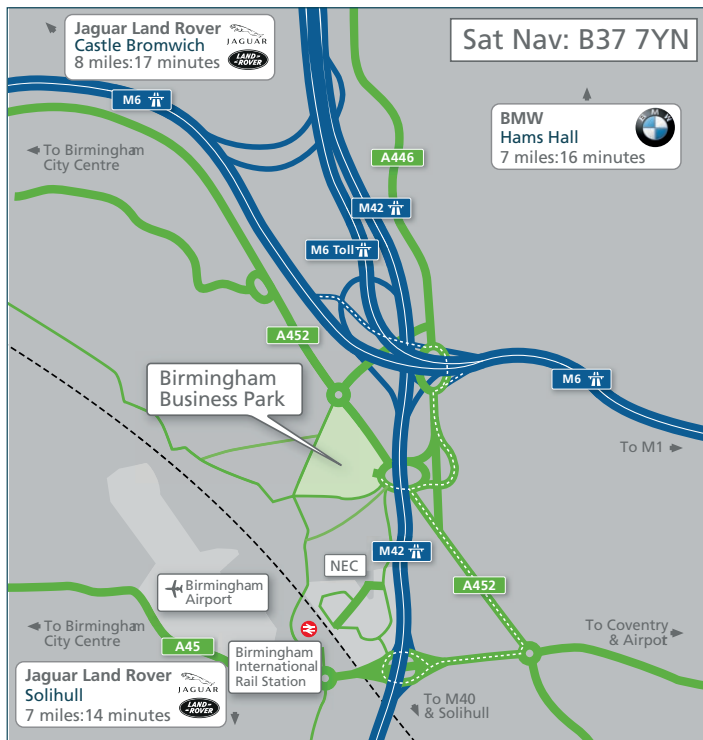
Beiersdorf



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Rail times from Birmingham International Rail Station

Destination	Duration
Birmingham New Street	10 mins
London Euston	80 mins
Manchester Piccadilly	105 mins
Bristol Temple Meads	120 mins
Leeds	180 mins

Source: National Rail Enquiries

Travel distances

	Distance	Time
Birmingham Int'l Rail & Airport	2.6 miles	8 mins
Solihull Town Centre	9 miles	16 mins
Birmingham City Centre	12 miles	17 mins
Nottingham	47 miles	70 mins
Manchester	104 miles	110 mins
Bristol	96 miles	110 mins
London	109 miles	125 mins
Leeds	114 miles	130 mins

Source: maps.google.com

Location

- Excellent location with close proximity to the city centre and major motorway junctions
- Access to M6/M42 interchange
- Part of an established regional hub

Terms

- Design & Build availability on plots from 2.51 acres to 7.19 acres
- Freehold/leasehold opportunities

MISREPRESENTATION CLAUSE

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All enquiries



Richard Meering
0121 627 5236
Richard.Meering@cbre.com



Carl Durrant
0121 214 9950
Carl.Durrant@eu.jll.com