

GRANITE 40

BIRMINGHAM BUSINESS PARK

New High Quality Industrial, Warehouse and R&D Building
Practical Completion Q2 2020 - New Access Road Open
39,405 sq ft

Birmingham Business Park • Solihull Parkway • B37 7YN

39,405 SQ FT HIGH QUALITY INDUSTRIAL/WAREHOUSE BUILDING

- Established business park location
- Close to J6 M42 & J4 M6
- 2.5 miles from Birmingham Airport
- Catchment of 35 million people within a two hour drive time.
- New access road now open
- First floor offices
- Grade A specification
- 62 car parking spaces
- Highly qualified and accessible workforce





GRANITE 40

Birmingham International Airport

M42

Holiday Inn Express

NEC

VINCI Energies

Fujitsu

Rolls-Royce

Premier Inn

Costain

Park Entrance

Birmingham Interchange

New Park Entrance

Pinewood Technologies

IMI

NTT Data

BT

Changan

Goodyear Dunlop

Computacenter

Canon

Atos

Align Technology

**BIRMINGHAM BUSINESS PARK
PROVIDES 2 MILLION SQ FT OF
HIGH QUALITY BUSINESS SPACE
AND IS HOME TO OVER 120 OCCUPIERS.**

GOODYEAR

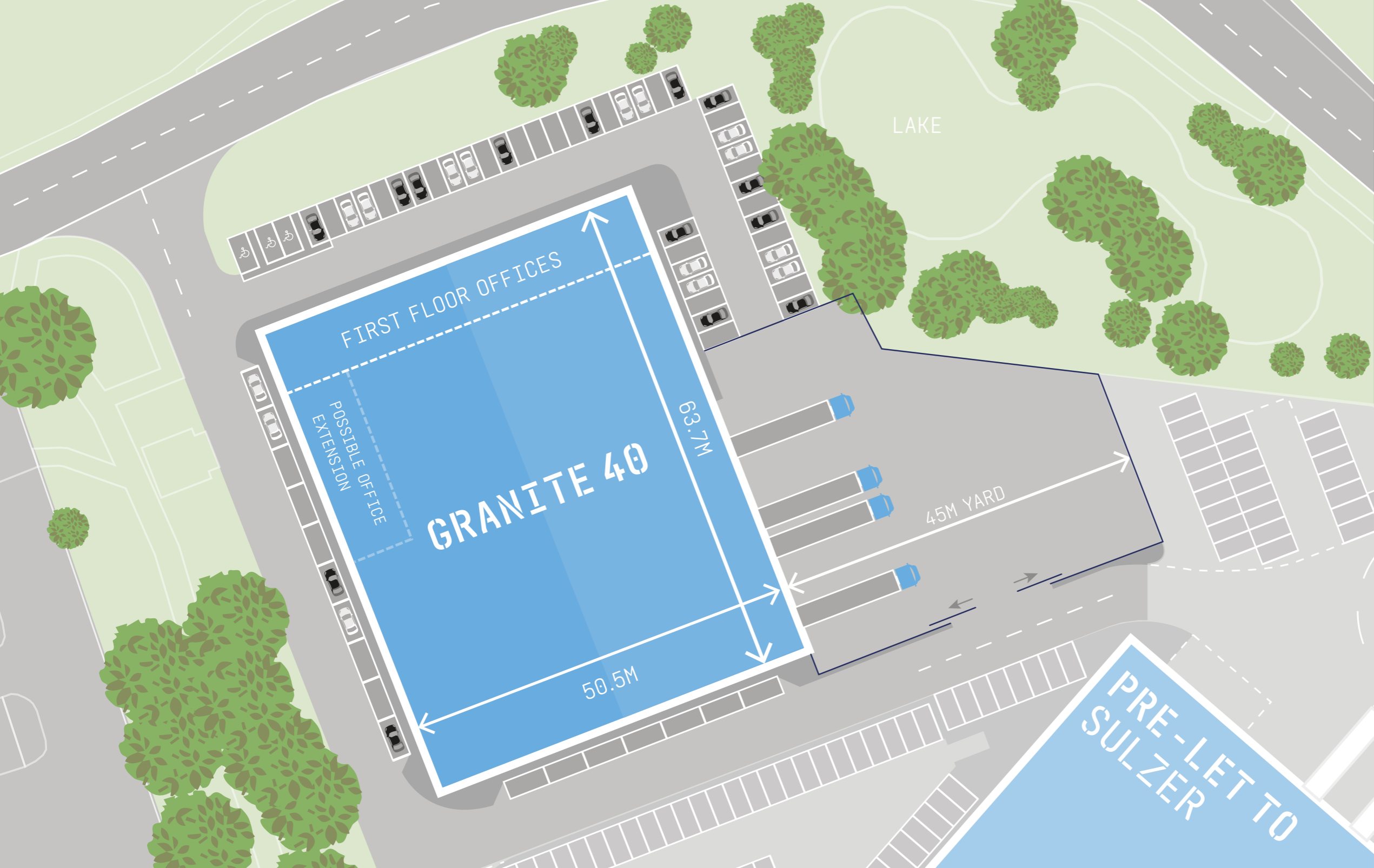


Canon

IMI

VINCI

FUJITSU



Specification

Warehouse

- 2 level access loading doors
- 2 dock loading doors
- 62 car parking spaces
- 24 hours of use
- 10M clear internal height
- 50kN/SQ M floor loading
- 45M yard depth
- Planning for B1c, B2 & B8 uses
- 500 kVa power supply
- 4x car charging points
- EPC (A)
- BREEAM "Very Good"
- Gated Yard

Office

- LED lighting
- 150mm raised access floor
- Metal suspended ceiling
- VRF heating and cooling

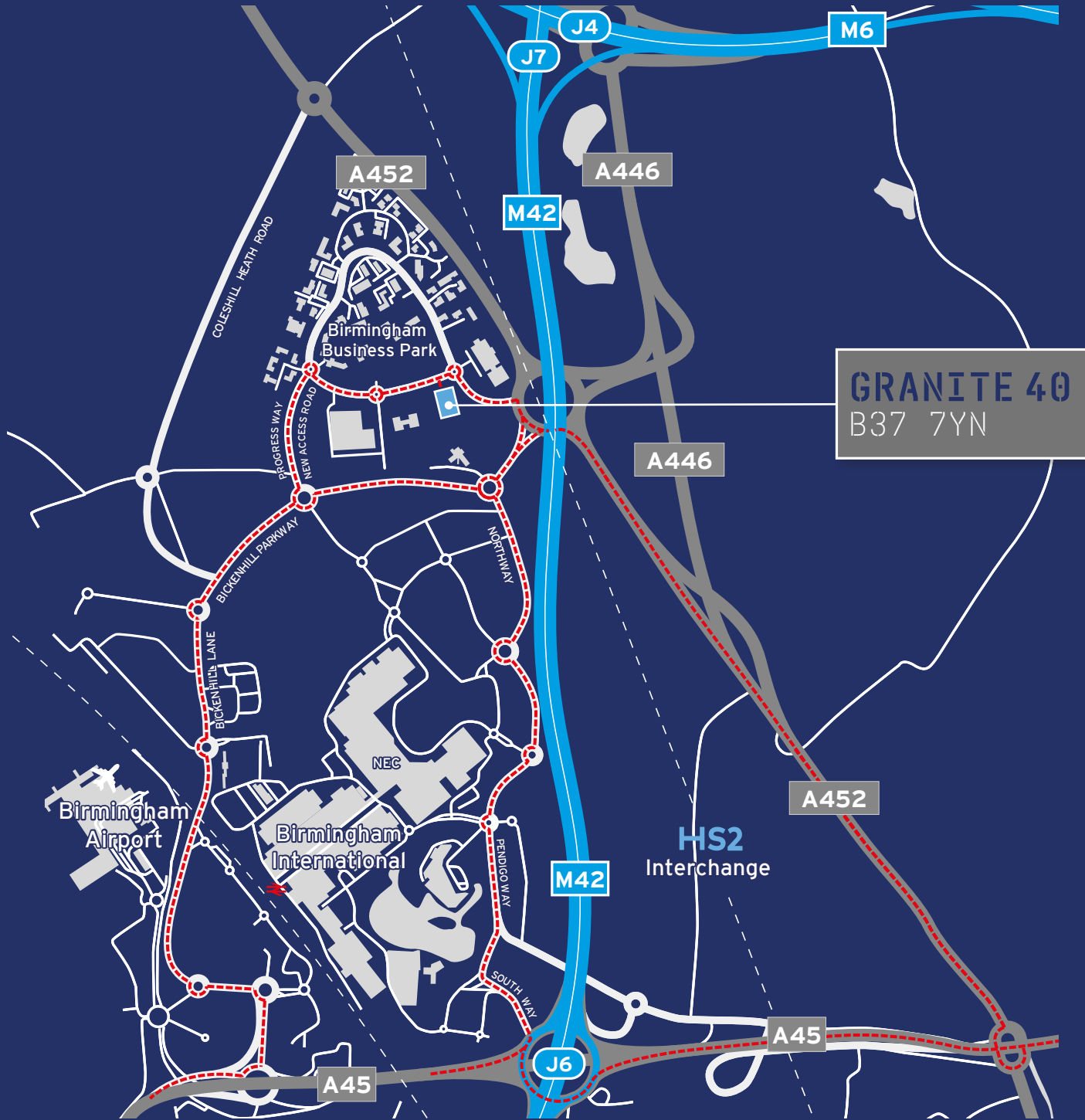
The Park benefits from

- 24 hours security team
- CCTV coverage and ANPR
- On-site management
- Bus services to and from Birmingham International, Colshill and Sutton Coldfield
- Cafe, Newsagent, Nursery, Fitness Classes and Greggs Bakery

HIGH QUALITY SPECIFICATION

Accommodation (GIA)

GRANITE 40	sq ft	sq m
Warehouse	34,573	3,212
1st Floor Office	4,187	389
Plant Deck	645	60
Total	39,405	3,661



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