

# 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

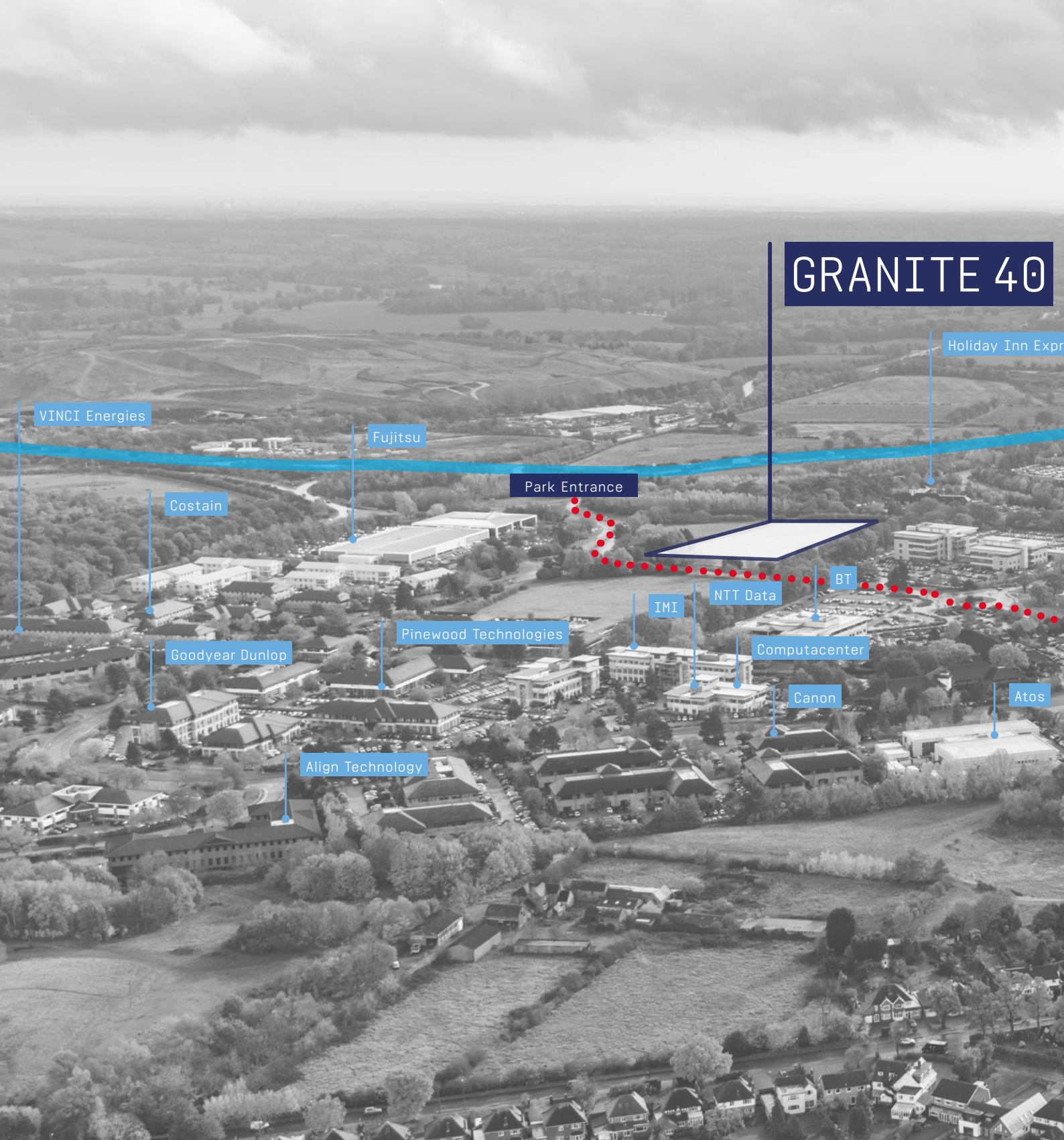
# 39,405 SQ FT INDUSTRIAL/W BUILDING



# HIGH QUALITY WAREHOUSE

- 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

Holiday Inn Expr

VINCI Energies

Fujitsu

Costain

Park Entrance

Goodyear Dunlop

Pinewood Technologies

IMI

NTT Data

BT

Computacenter

Canon

Atos

Align Technology

**BIRMINGHAM BUSINESS PARK  
PROVIDES 2 MILLION SQ FT OF  
HIGH QUALITY BUSINESS SPACE  
AND IS HOME TO OVER 150 OCCUPIERS**



Birmingham International Airport

M42

NEC

Rolls-Royce

Premier Inn

New Park Entrance

International Automotive Components

Changan

GOODYEAR

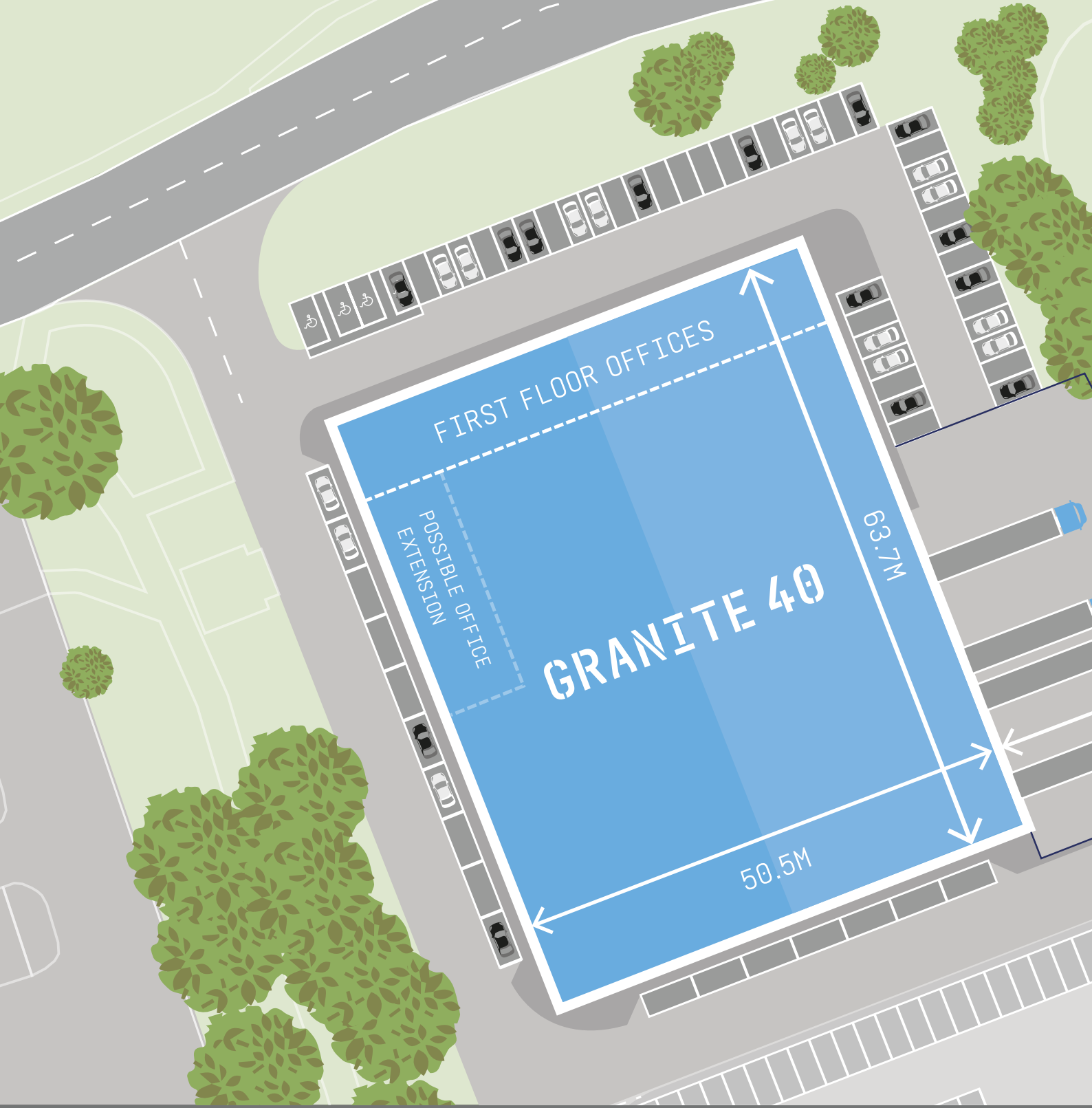


Canon

IMI

VINCI

FUJITSU



# HIGH QUALITY SPECIFICATION



## Specification

### Warehouse

- 2 level access loading doors
- 2 dock loading doors
- 62 car parking spaces
- 24 hours of use
- 10m clear internal height
- 50kN/m<sup>2</sup> floor loading
- 45m yard depth
- Planning for B1c, B2 & B8 uses
- 500kVA power supply
- 4 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 hour security team
- CCTV coverage and ANPR
- On-site management
- Bus services to and from Birmingham International, Coleshill and Sutton Coldfield
- Cafe, Newsagent, Nursery, Fitness Classes and Greggs Bakery

## Accommodation (GIA)

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



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B37 7YN

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