

ARDEN POINT

Birmingham Business Park • Solihull • B37 7YU

www.ardenpoint.co.uk

Prime Commercial Opportunity
with High Power Capacity

134,845 sq ft on 8.17 acres

TO LET Available Immediately



-  Prime Strategic Location
-  Power Supply 1MVA up to 5 MVA available

All in close proximity



Birmingham Business Park is one of the most established, well connected and prestigious business parks in the UK with numerous high profile occupiers.

The location is set to improve even further with the development of Arden Cross and the HS2 Interchange both of which are nearby.

Arden Cross, covering 346 acres, will be an internationally connected destination providing a world class environment for working, living, learning and leisure.

The scheme will support up to 27,000 new jobs, 6 million sq ft of employment space and 3,000 new homes.

<https://ardencross.com>



Innovation District CGI

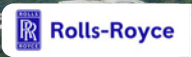
The new HS2 Interchange, which is being built nearby, will be part of a new public interchange serving Solihull and the West Midlands and also providing direct access to London in approximately 38 minutes.



Interchange Station CGI



Arden Cross CGI of site



Birmingham City Centre

Solihull Parkway

A452 (Chester Road)



Located at the gateway to Birmingham Business Park, with its own gatehouse facilitating a secure environment, the property benefits from 593 car parking spaces sitting within its own landscaped grounds.

Arden Point comprises two interconnected buildings. The smaller of the two comprises HQ offices whilst the larger production building is located to the rear.



ARDEN POINT

Step into the reception from a glazed canopied entrance for an impressive arrival experience.

A spectacular double height glazed atrium provides a special office working environment with excellent natural light.

High quality open plan office accommodation is found at ground and first floor levels being approached by a linked walkway together with meeting/conference rooms and break out areas.

- Air conditioning
- Full access raised floors
- Suspended ceilings with intelligent LED lighting
- Excellent floor to ceiling heights
- 2 x passenger lifts
- Male and female WCs on each floor

[Take a virtual tour to see more >>](#)



Previous Fit Out



M6 J4

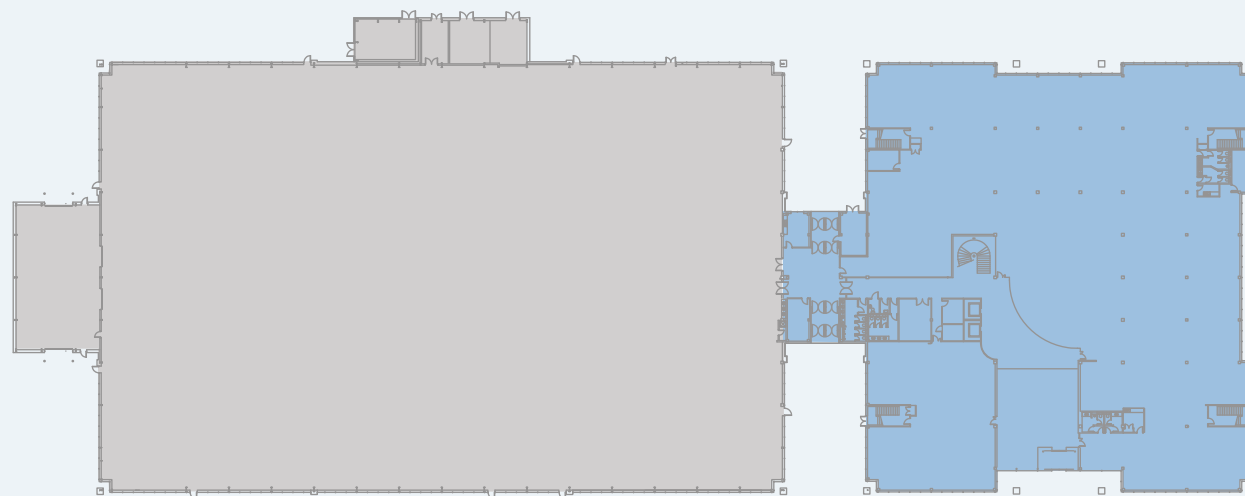
M42 J6

A452 (Chester Road)

Solihull Parkway

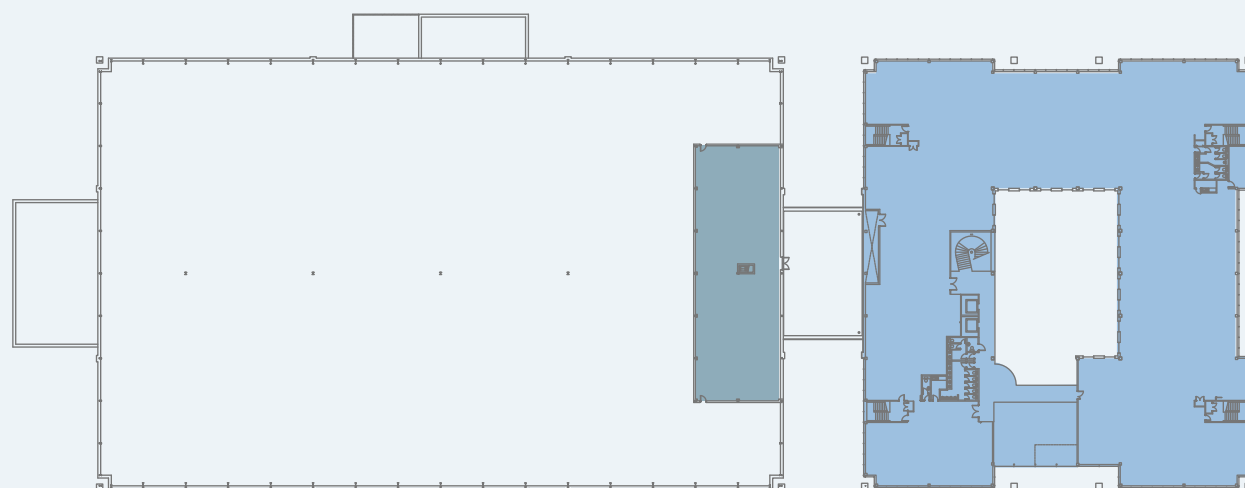
ARDEN POINT

Ground floor



Office Production/Warehouse Plant Room

First floor



ACCOMMODATION

Floor	sq m	sq ft
Production / Warehouse Building	6,100.58	65,666

Office Block

Ground Floor	3,388.83	36,477
First Floor	2,574.35	27,710
TOTAL OFFICE	5,963.18	64,187

Plant Room	442.6	4,764
Gate House	21.2	228

TOTAL GIA	12,527.56	134,845
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ARDEN POINT

Previous Fit Out

The larger single storey production building provides largely double height accommodation with suspended ceilings throughout comprising a laboratory/testing area, storage/warehouse, loading bay to the rear, further offices, locker areas, first floor plant room and a fitted cafeteria.



PLANNING

We understand the property has been used as a headquarter office and production facility and would be suitable for a variety of uses falling within Use Class E – Commercial, business and service (previously Use Class B1). Further enquiries for planning can be made via the local planning authority at Solihull Metropolitan Borough Council.

BUSINESS RATES

Rateable Value - £920,000.
Rates Payable 26/27 - £467,360.

TERMS

The premises are available on a new FRI lease on terms to be agreed.

RENT

Available on application.

EPC

EPC rating of D – 100

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the Business Park.

Birmingham
Business Park



- | | |
|--|---|
|  Greggs |  Bicycle Planter Stands |
|  WH Smith |  E Bicycles |
|  Bus stops - Bus service 75 (Claribels) |  Bicycle Repair Stand |
|  Bus stops - Bus service X12 (National Express) |  Bicycle Rack |
|  Park Management Office |  Table Tennis Tables |
|  Outdoor Street Food Carts |  Outdoor Gym & Outdoor Games |
|  Crèche |  Allotments |
|  Dry Cleaning |  Wild Flower Meadow |





Prominent 'gateway' site at the entrance to The Park.



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



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



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

HS2

HS2 Interchange is currently under construction.



Adjacent to the NEC, the largest exhibition centre in the UK.



The new Arden Cross development will be a significant mixed use scheme.



Birmingham Business Park provides a whole lot more than just a place to work.

The onsite Park Management team help to create a community spirit promoting occupier networking and an enjoyable environment to relax in.

Within the significant landscaped grounds you will find numerous on site amenities and regular events help provide the work-life balance that we all strive for.

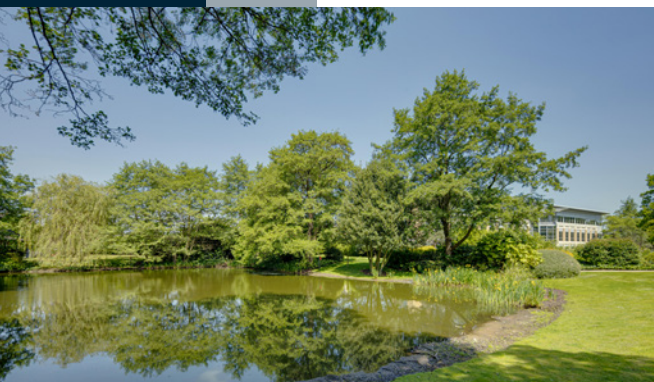
On Site Amenities

Greggs Bakery
WH Smith
Dry Cleaners
Day Nursery
Outdoor Gym
Beehives
Bug Hotels
Woodland walks
Bicycle Pump and Repair station
Allotments
Wild flower meadow
Table tennis tables
E-bike hire
Deck chairs
Giant Games
Cycle racks

Events

Food & Drink trucks
Community cycle club
Gym bootcamps and yoga
Chiropractor
Netwalking
Outdoor cinema
Quarterly Magazine
Discount vouchers
Book club
Charity and sporting events
Pop up stores

www.birminghambusinesspark.co.uk



VIEWING

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