

# Birmingham Business Park

Solihull



OFFICE PARK



**FOR SALE/TO LET**

Two storey self contained office buildings from **1,324 ft<sup>2</sup> (123 m<sup>2</sup>)** to **6,168 ft<sup>2</sup> (573 m<sup>2</sup>)**




Making work  
a pleasure...

Our customers tell us a move to a new Business Home is a boost for their business. A pleasant, secure, working environment helps them recruit and retain staff. A new building reflects the success and ambition of the business and also helps promote the sale of its products or services. 'First impressions count!'

We give our customers the choice of being able to buy or rent, tailoring terms to suit their needs and 'finances'.

Our building designs have evolved over a decade and incorporate both customer feedback and the raft of legislation introduced in recent years. Small buildings are harder to design by their nature; our buildings are regarded by the Industry as the market leader in design and quality.

A handwritten signature in black ink, reading "Simon Houlston", written over a horizontal line.

Simon Houlston  
Chairman of Business Homes

...Impressive...





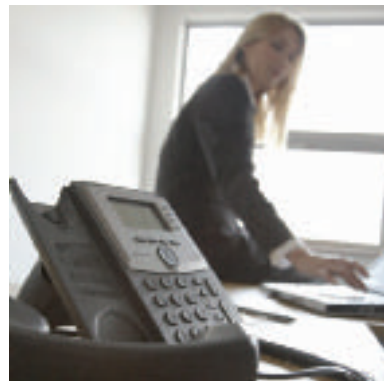
‘Impress your clients,  
impress your staff with...’



Your own branding on a new self contained building  
with free designated parking.



Your own front door providing a light and airy,  
contemporary entrance.



State of the art telecommunications available.



'Flexible working space  
designed for your operational  
needs'



Suspended ceilings with recessed lighting.



Fully raised access floors.



Free space planning service available.





...Flexible...



...Comfortable...





'Comfort is essential for occupiers - our aim is *making work a pleasure*'



Air conditioning as standard (comfort cooling/conditioning).



WC and kitchen on each floor.  
Kitchen includes dishwasher, fridge, sink and storage.



Disability Discrimination Act compliant with disabled toilet, kitchen, lift and access.



...Secure...



‘Providing a secure working environment for your business and staff’

State of the art Security is provided by GSS which includes:-

- Remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring to alert intruders of their detection on the development.
- An Intruder Alarm System is installed and connected to the security control centre. The sensors are fitted at the occupier's expense to suit the fit out.
- A Barrier Entry System at the entrance to each of our developments including a Vehicle Recognition System.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to their vehicle when leaving the building outside normal office hours, with voice contact via the audio system.
- Police response to Business Homes / GSS activations are given a higher priority due to a zero false alarm record.
- Other elements of the building can be monitored via this system. This can include the fire alarm, temperature control in specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Security Bollarding.



Buy or rent  
(it's your future)...





'A choice of Tenureships to suit you and your businesses needs'

## Freehold

- Each building is available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

## Leasehold:

- Length of lease and terms to suit your business needs.

## Quoting Prices:

- Price and rental figures available on application.

## VAT:

- VAT will be charged on rent and sale prices.

## Warranties:

- 12 years Design Build Warranty is provided by the Contractor, supported by 12 year Warranties from the Architects and Engineers.





# Schedule of accommodation

Buildings available from Summer 2007

Building	Ft <sup>2</sup>	M <sup>2</sup>	Car Parking	Typical Occupation Numbers
1	3,057	284	12	20-40
2	3,057	284	12	20-40
3	3,057	284	12	20-40
4	3,057	284	12	20-40
5	6,168	573	19	50-70
6	6,168	573	22	50-70
7	2,648	246	10	12-30
8	2,648	246	10	12-30
9	4,157	386	22	25-55
10	12,154	1,129	60	110-150
11	5,189	482	14	40-60
12	4,157	386	14	25-55

Each building has the potential to be split on a floor by floor basis with suites from 1,324 ft<sup>2</sup> (123 m<sup>2</sup>).



# Floor plans

## 2,500 ft<sup>2</sup> floor size

Ground Floor

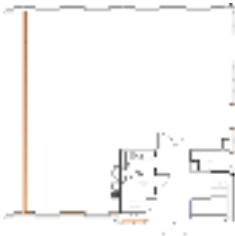


First Floor - Fit out



## 3,000 ft<sup>2</sup> floor size

Ground Floor



First Floor - Fit out

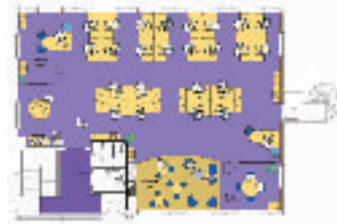


## 4,000 ft<sup>2</sup> floor size

Ground Floor



First Floor - Fit out



## 5,000 ft<sup>2</sup> floor size

Ground Floor



First Floor - Fit out



## 6,000 ft<sup>2</sup> floor size

Ground Floor



First Floor - Fit out



NB: The above floor plans are indicative and individual buildings vary between sites and between buildings

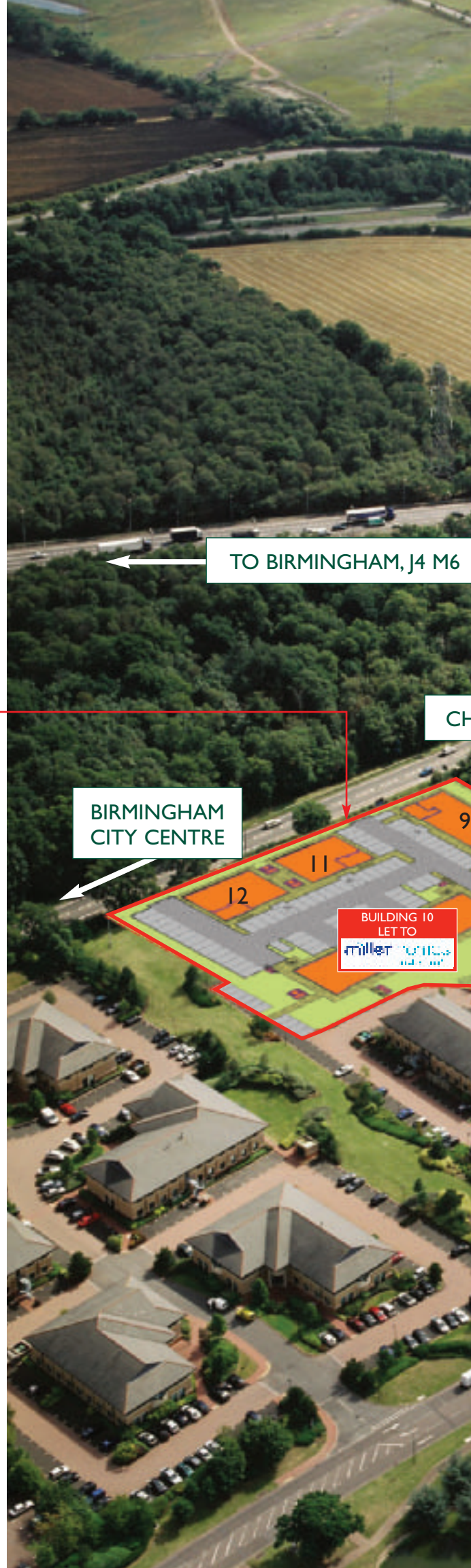




comes to...

# Birmingham

BUSINESS PARK  
SOLIHULL



TO BIRMINGHAM, J4 M6

BIRMINGHAM  
CITY CENTRE

BUILDING 10  
LET TO  
miller offices





# The ideal location...

M42

M42 TO M40 LONDON →

TO NEC &  
BIRMINGHAM AIRPORT →

HESTER ROAD

FUJITSU

8

7

5

4

3

6

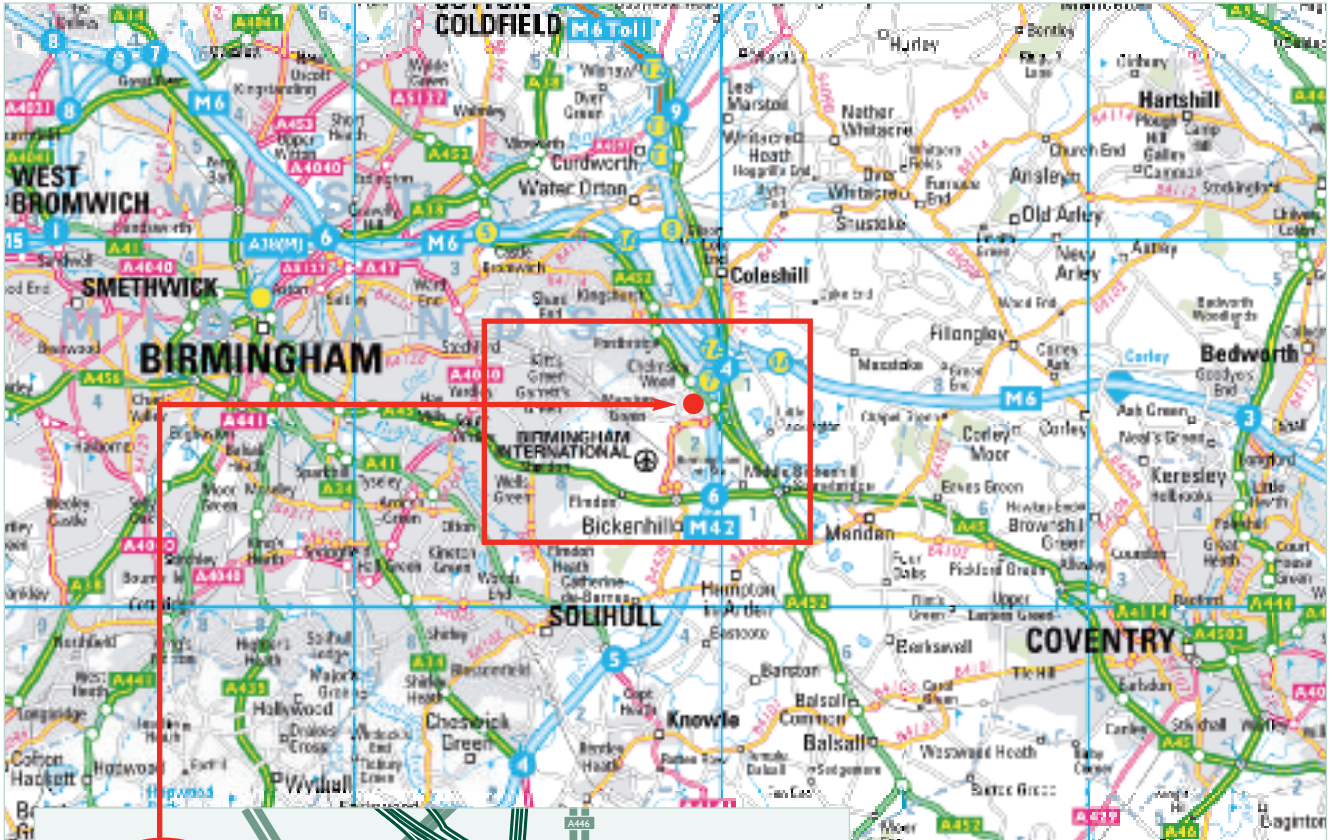
1

2

SOLIHULL PARKWAY



# The place to be...



## Amenities

- 1 O'Brien's Sandwich Bar, LSQ 2 - Restaurant & Bar
- 2 Holiday Inn Express Hotel, Little Owl Pub, Proposed Hotel
- 3 Premier Travel Inn
- 4 Hilton Birmingham Metropole including Living Well Health Club
- 5 Crowne Plaza Birmingham NEC
- 6 Arden Hotel and Leisure Club
- 7 NEC (National Exhibition Centre)

## Location

- The Business Homes site is in a prominent location on the established Birmingham Business Park immediately accessible from Junction 6, M42.
- The Birmingham International Airport and Birmingham International Railway Station are within a 5 minutes drive from the Park which are located in close proximity to the NEC (National Exhibition Centre).
- The park benefits from on site amenities including an O'Brien's Sandwich Bar and LSQ 2 Restaurant and Bar.
- Within walking distance to the south of the park is a Holiday Inn Express and The Little Owl Pub.
- Other Birmingham Business Park occupiers include:



## Distances (approx)

M6 (Jct 4)	1/2 mile	3 mins
M5 (Jct 4a)	23 miles	25 mins
Birmingham City Centre	13 miles	23 mins
London	109 miles	2hrs 20 mins
Manchester	93 miles	1hr 46 mins
Nottingham	47 miles	1hr 15 mins

Sat Nav Reference: B37 7YB



## ALSO DEVELOPING AT...

### Scotland

Aberdeen  
Dunfermline  
East Kilbride  
East Lothian  
Edinburgh

Glasgow (Airport)  
Livingston

### North

Chester  
Chesterfield  
Doncaster (Airport)  
Harrogate  
Leeds City Centre  
Leeds Thorpe Park  
Liverpool (Airport)  
Newcastle  
Manchester  
Stockport

### Midlands

Birmingham  
Coventry  
Swindon

### South

Crawley  
Elstree  
Luton  
Southampton  
Stevenage  
Stokenchurch  
Winnersh  
Wokingham

**BUSINESS HOMES**

A development by:



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