



NELSON HOUSE

BLYTHE VALLEY PARK SOLIHULL



HIGH QUALITY HEADQUARTERS OFFICES

14,792 sq ft (1,374 sq m) TO LET

Rare self-contained office opportunity • Significant external branding opportunities



Key to Occupiers and Amenities

- Office Occupiers
- Amenities

Location

Blythe Valley Park is the premier business park in the West Midlands region, strategically located adjacent to Junction 4 of the M42 within easy reach of the M40, M6 and M5.

Set within a well cared for landscaped environment and surrounded by a 122 acre country park with excellent on-site facilities including a Virgin Active gym, nursery, Co-op food store and coffee shop. Much more than somewhere to work...

Home to over 25 high profile businesses with 3,500 employees.

All the ingredients to help attract and retain your staff.

Description

Nelson House is an impressive , polished granite clad, headquarters style office building.

The accommodation, which has recently been substantially refurbished , is arranged over three floors, providing the following high level of specification.

- VRF air conditioning
- Raised access flooring
- Suspended ceilings
- New flat panel LED lighting
- Full height reception area
- Covered bike store
- 10 person passenger lift to all floors
- Shower facilities
- 56 on site parking spaces
- Capacity to install EV charging points
- EPC rating B29

Terms

The property is available on a new full repairing and insuring lease.

Rental and other financial information available upon request.





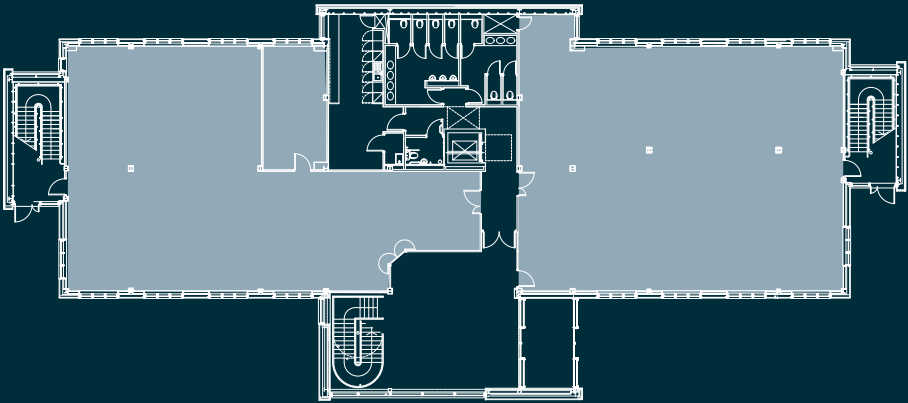


Accommodation

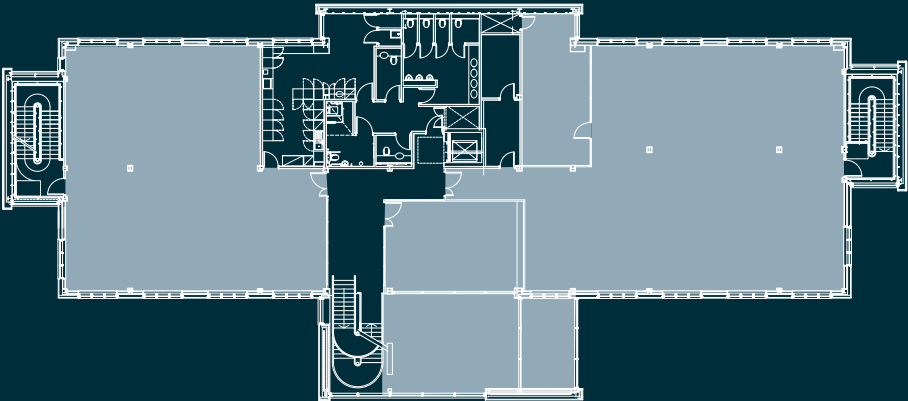
Floor	sq ft	sq m
Ground	6,967	647
First	6,310	586
Second	1,515	141
Total	14,792	1,374



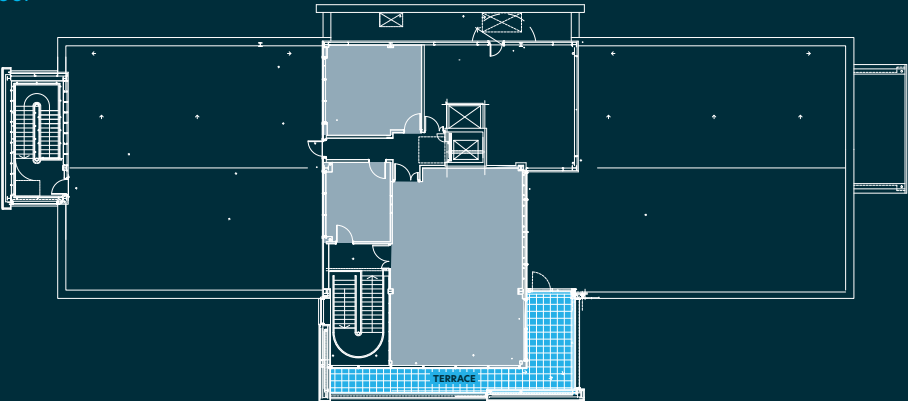
Ground Floor



First Floor



Second Floor







High quality open plan office accommodation with air conditioning and excellent natural light providing a conducive working environment.





Nelson House provides all of the facilities you would expect from a headquarters building.

More about the facilities and events...

Virgin Active Gym and Health Spa

Unwind or get active at the well fitted gym, spa, indoor & outdoor pools and tennis facilities.

Java Roastery

Contemporary, independent coffee shop ideal for informal meetings or for a break from the workplace.

Busy Bees

Nursery providing day care for children aged from 3 months to 5 years.

Co-Op Food Store

This convenience store offers essential grocery items, from fruit and vegetables and fresh meat to a range of wines, spirits and chilled beers.

Bikes

Free bike hire to enjoy the country park and wider area.

Country Park

Walking and cycling routes to enjoy the 122 acre country park.

From yoga sessions to live music and Foodie Thursdays there will always be an event to take your fancy.

Keep up to date with latest news, event details and special offers using the app.

Other amenities in the area...

- Tesco Superstore
- Sainsbury's
- Sears Retail Park
- Pure Gym
- David Lloyd Health Club
- The Regency Hotel & Brasserie
- Village Hotel Bar & Grill
- Premier Inn
- Harvester
- Miller & Carter
- McDonald's
- Costa Coffee drive thru





A holistic workplace with opportunities to relax,
exercise and enjoy the community spirit.

More about the connectivity...

 Blythe Valley Park encourages sustainable alternatives to multiple car usage through its Travel Share Scheme matching up members who may be able to car share.

 The park is served by the A7/8 Solihull circular with hourly buses throughout the day to Dorridge station (13 minutes) and Solihull Town Centre/Rail Station (30 minutes)

 Several stations nearby provide regular services including from Dorridge and Birmingham International stations.

 As well as the country park cycle route controlled crossings on the A34 have been provided at the entrance and exit to assist with cycling and walking to work.

 Birmingham airport is 8 miles to the north providing European and Worldwide flights.

 Birmingham International Railway station provides access to Birmingham City Centre, Coventry and London.



Road Distances

M40	1.5 miles
M6	8 miles
M5	14 miles
Birmingham International/Airport	8 miles

Towns and Cities

Solihull Town Centre	4 miles
Warwick	13 miles
Coventry	15 miles
Birmingham	x miles
Manchester	92 miles
London	106 miles

Rail Times

Birmingham New Street	11 mins
London	1 hr 35 mins
Manchester	1 hr 52 mins
Bristol	2 hrs 5 mins
Liverpool	2 hrs 15 mins
Leeds	2hrs 30 mins

SAT NAV: B90 8BG

 **woven.energy**

Viewing

For further information or to view contact:

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