

TUNGSTEN

BLYTHE VALLEY PARK SOLIHULL B90 8AU



HIGH SPECIFICATION GROUND FLOOR OFFICE

TO LET

5,200 TO 12,098 SQ FT
(483 TO 1,124 SQ M)
44 CAR PARKING SPACES

Blythe Valley Park is the premier and most sought-after business park location in the Midlands having attracted, over the past few years, occupiers such as Gymshark, Lounge, Ridge and Partners, ZF and Prologis.

Amenities include a Virgin Active Gym, Java Lounge café and a community centre as part of the housing development.



Blythe Valley has the benefit of a dedicated entrance from Junction 4 M42 as well as an additional entrance through the housing estate.



Both Birmingham Airport and Birmingham International Railway Station located at Junction 6 M42 are just over 10 minutes drive, with Solihull Town Centre a short distance away.



There are regular Bus services from Solihull Town Centre and Shirley, as well as the wider local conurbation.

There is a good level of landlord / occupier engagement on the park which leads to the provision of events and activities which has resulted in a more vibrant park, with foodie Fridays offering street food being a regular occurrence.



1.2 MILLION
SQ FT OF MIXED USE
ACCOMMODATION


25 BUSINESSES


500 EMPLOYEES


750 HOMES





Tungsten is a 2 storey office building which is accessed via a ground floor entrance through an access controlled single door or rotary door set, leading into a double height atrium with reception area and desk.

The service core to the rear of the reception provide separate male and female WC's on each floor, an 8 person passenger lift and shower facilities.

The subject suite can be split to provide a suite of 5,200 sq ft with larger suites potentially available. Alternatively the whole of the ground floor totalling 12,098 sq ft could be available.



Grade A specification

- Four pipe fan coil air conditioning
- Floor to ceiling glazing
- Suspended ceilings
- LG3 recessed lights
- 150 mm Raised access floors
- Floor boxes with power and data cabling
- Window blinds

Lease Terms

The ground floor is held on a lease due to expire in June 2028. The ground floor is available on a sub lease, alternatively a new lease could be negotiated directly with the landlord. The existing tenant has a lease on the whole and have already sub let the first floor which is due to expire co terminus with the head lease. The option of assigning the lease on the whole would be considered.

Passing Rent

£21.58 per sq ft per annum

Service Charge

tbc per sq ft per annum

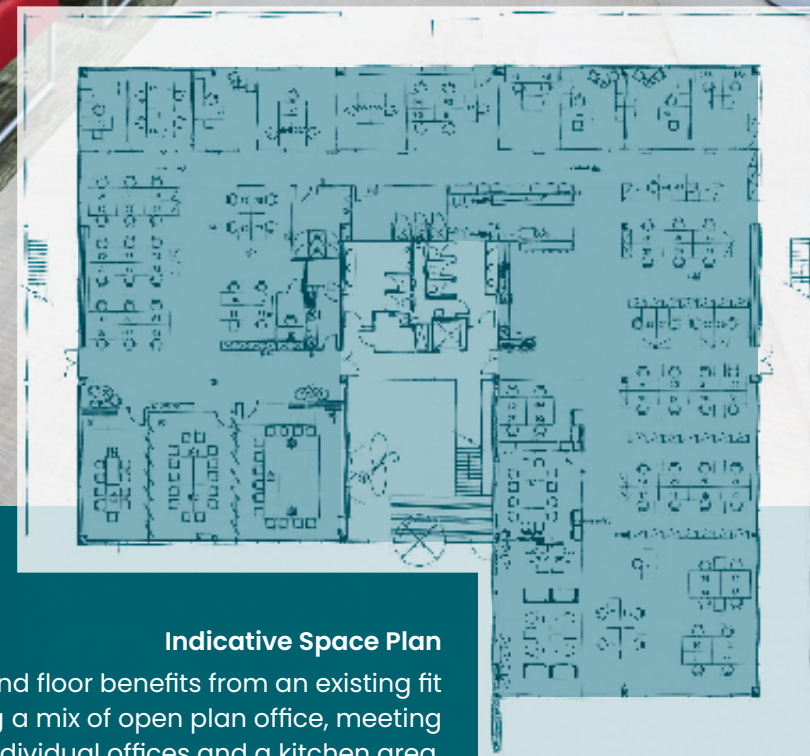
Rateable Value

Ground floor - £224,000 - The tenant should make their own enquiries to the local authority

EPC Rating

E 122





Indicative Space Plan

The ground floor benefits from an existing fit out providing a mix of open plan office, meeting rooms, individual offices and a kitchen area.

On site amenities



SAT NAV: B90 8AU

ahead.clouds.boots

Viewing

For further information and to view contact:

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