

FLOW

BIRMINGHAM BUSINESS PARK

HQ OFFICE BUILDING TO LET
19,985 - 62,665 SQ FT

FLOW

*Best-in-class workspace
with unrivalled connectivity
and amenity located in a
thriving business park*



Make an *entrance*

A new extended reconfigured design led double height arrival experience, providing a business lounge and reception facility with the highest quality finishes.

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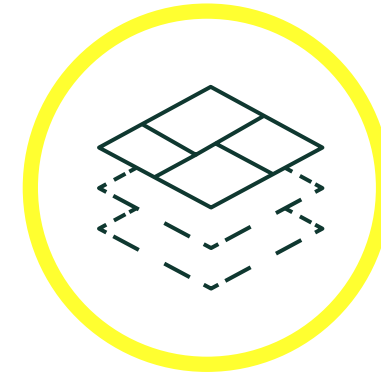
The floor plates have been designed to give tenants maximum flexibility while the generous glazing means the spaces are flooded with light

Space that *flows*

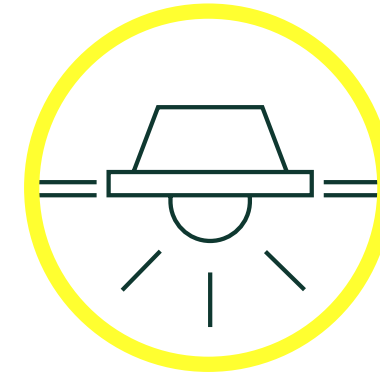
Benchmark defining spec



New build double
height reception



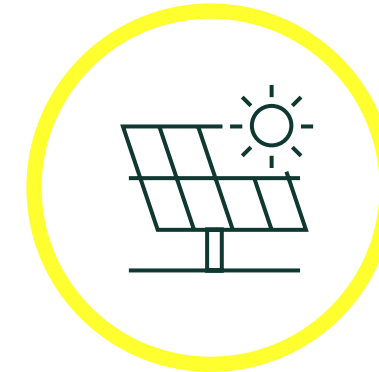
Suspended metal
plank ceilings



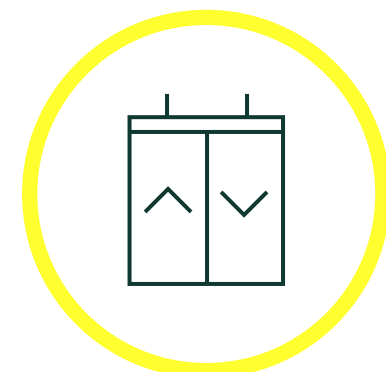
LED lighting



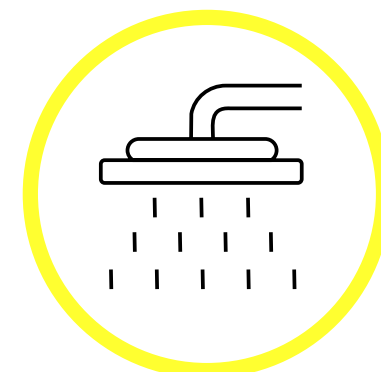
New VRF cooling and
heating system



PV - 250 m² rooftop
solar panels



2 x 8 person
passenger lifts



Showers, male, female
and accessible toilets



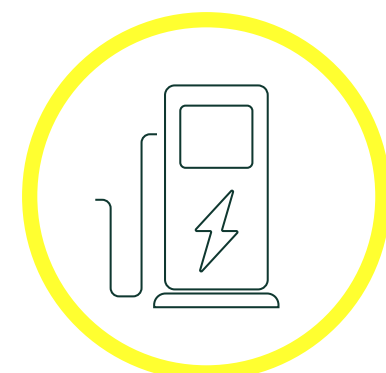
Lockers



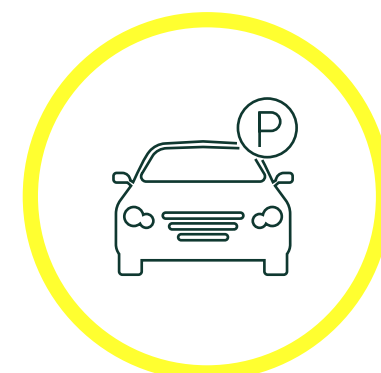
2nd floor roof
terraces



Secure cycle store



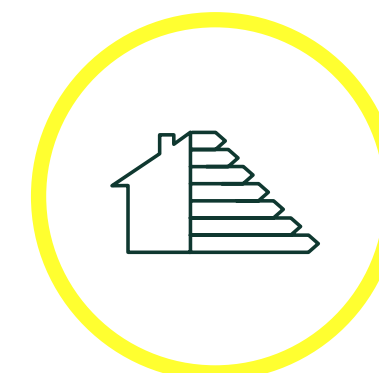
20 EV charge
points



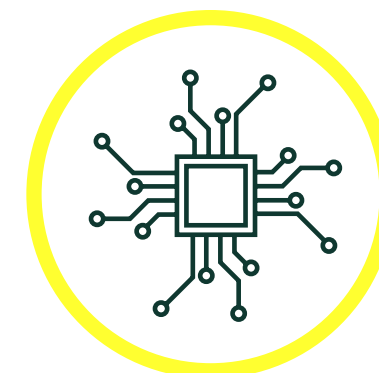
268 dedicated car
parking spaces with
adjacent overflow



BREEAM -
Excellent



EPC - target A



IBOS - intelligent
building operating
system

Newly created
external space for
meetings or relaxation

FLOW

Re-imagined from top-to-bottom
to cater for the needs of an occupier
both *today and tomorrow*





FLOOR

G

KEY


RECEPTION

OFFICE

CORE



FLOOR	SQ FT	SQ M
2	20,602	1,913.9
1	19,985	1,856.6
G	20,161	1,873.0
Reception	1,917	178.0
TOTAL	62,665	5,821.7

 CAR PARKING 1:234 sq ft

Floor plan not to scale. For indicative purposes only.



FLOOR

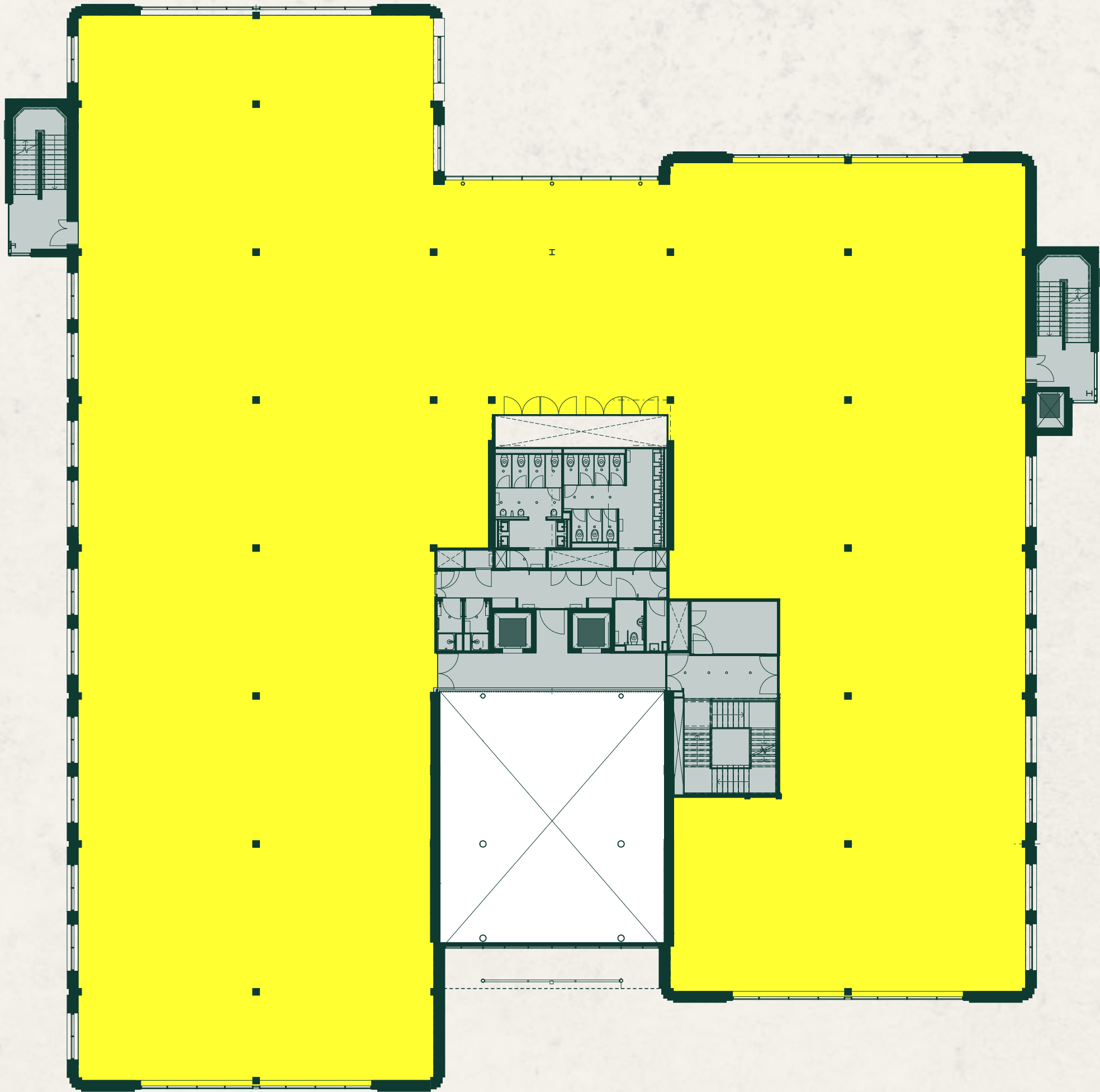
1


KEY

OFFICE

CORE

ATRIUM



FLOOR	SQ FT	SQ M
2	20,602	1,913.9
1	19,985	1,856.6
G	20,161	1,873.0
Reception	1,917	178.0
TOTAL	62,665	5,821.7
<div> CAR PARKING 1:234 sq ft</div>		

Floor plan not to scale. For indicative purposes only.



FLOOR

2

KEY

OFFICE

CORE



FLOOR	SQ FT	SQ M
2	20,602	1,913.9
1	19,985	1,856.6
G	20,161	1,873.0
Reception	1,917	178.0
TOTAL	62,665	5,821.7

	ROOF TERRACE	860 sq ft
	CAR PARKING	1:234 sq ft

Floor plan not to scale. For indicative purposes only.

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Holman



FLOW

GREGGS



WHSmith

PARK MANAGEMENT OFFICES

MAMMOXX

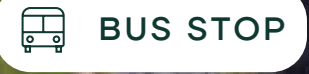
WHEATNCOFFEE



WIGGLES DAY NURSERY

WOODLAND WALK

SOLIHULL PARKWAY

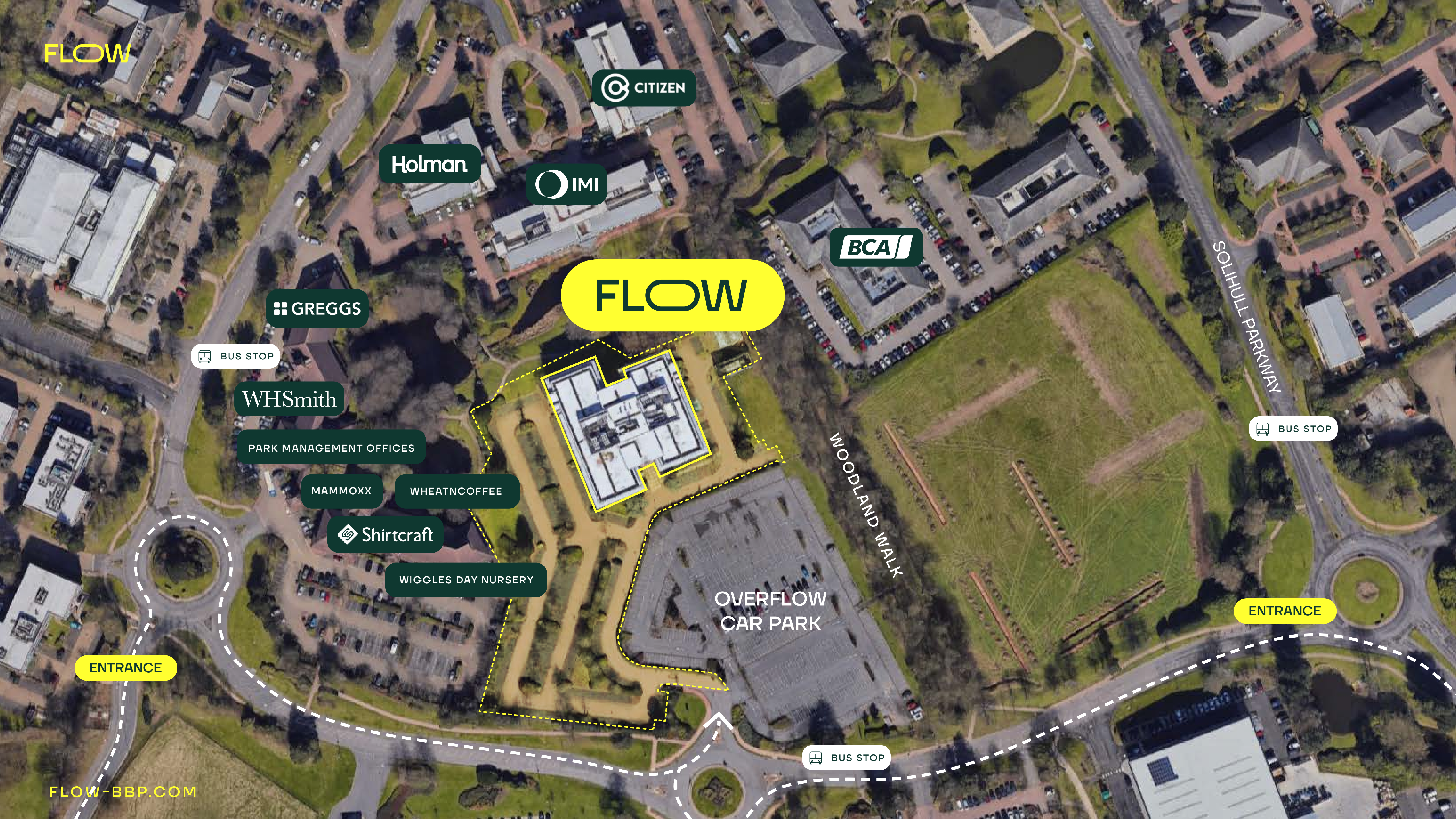


ENTRANCE

ENTRANCE



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M40

Resorts World
BIRMINGHAM

BIRMINGHAM
INTERNATIONAL

BIRMINGHAM
AIRPORT

nec
thenec.co.uk

Premier Inn
Rest easy

B4438

ENTRANCE

ROLLS
ROYCE

IAC

CHANGAN

M42

ENTRANCE

Holiday Inn
AN IHG HOTEL

SULZER

FLOW

BCA

Atos

Canon

Persimmon

MCLAREN

COLAS

GallifordTry

NTT DATA

Mitsubishi

GOODYEAR

VEOLIA

KONE

SSP

DAIKIN

GKN AEROSPACE

A452

Neighbours
that *mean*
business

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Proximity to Birmingham
International Station



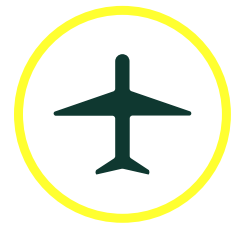
HS2



Proximity to
the airport

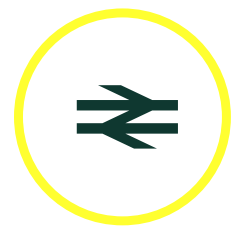


75% of the UK population
within a 3-hour drive



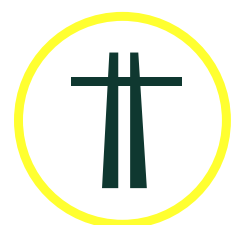
4 min drive to
Birmingham Airport

Paris	1 hour 15 mins
Amsterdam	2 hours 15 mins
Madrid	2 hours 25 mins
Frankfurt	2 hours 50 mins
Dubai	6 hours 42 mins
New York	6 hours 45 mins
New Delhi	9 hours 30 mins



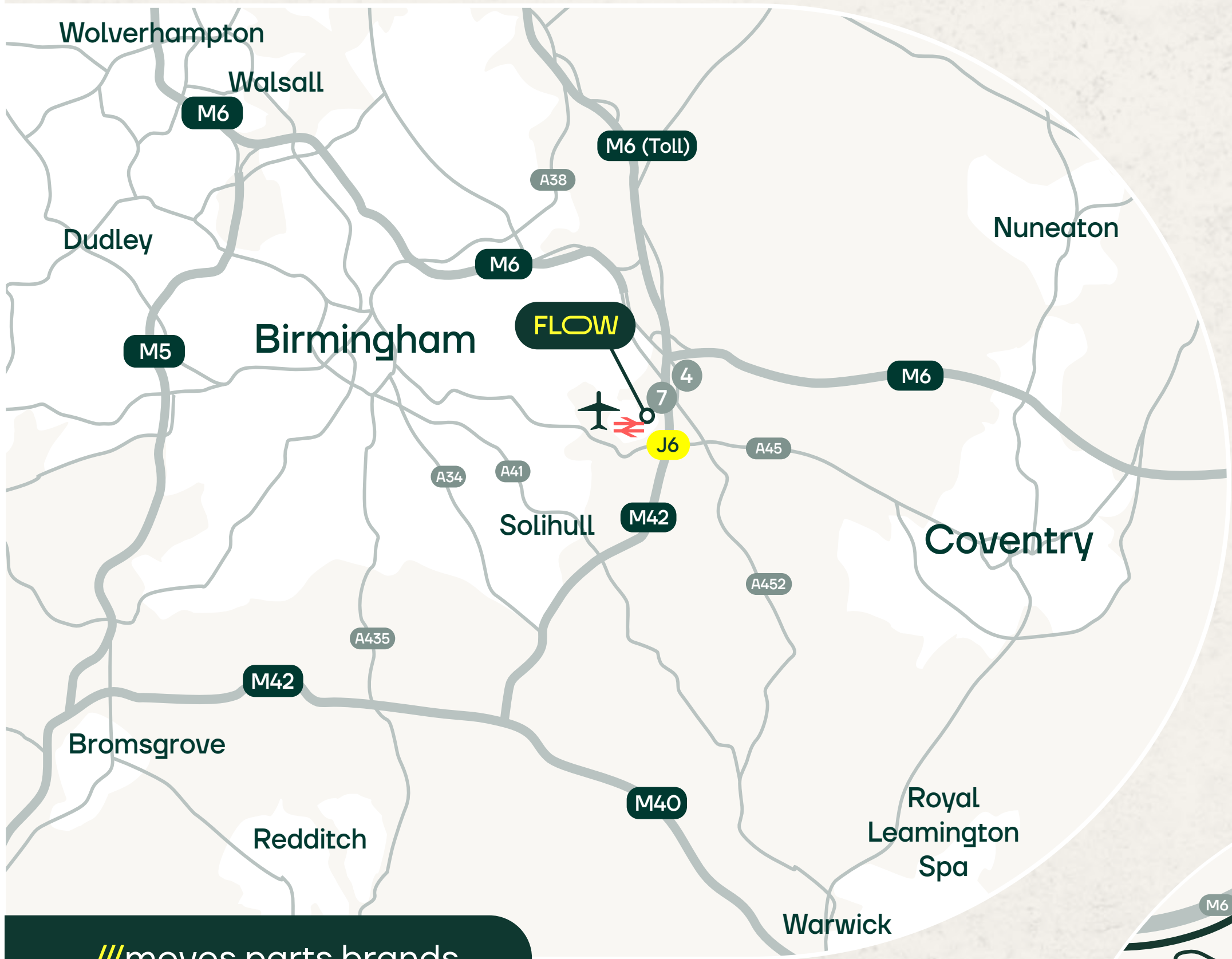
5 min drive to
Birmingham Int. Station

Coventry	10 mins
Birmingham New Street	10 mins
London Euston	1 hour 8 mins
Manchester Piccadilly	1 hour 48 mins
Bristol Temple Meads	1 hour 48 mins
Liverpool	2 hours 10 mins
Leeds	2 hours 20 mins



3 min drive to
Junction 6 M42

J4 M6	1.4 miles	3 mins
Solihull	7.6 miles	12 mins
Coventry	11 miles	20 mins
Birmingham	12.3 miles	22 mins
London	110 miles	1 hour 56 mins



///moves.parts.brands



7 min drive to

National Exhibition
Centre & Resorts
World Arena



Bus Service

Frequent bus service to
Birmingham International
& Solihull Town Centre.

Connected,
near and far



- Bus service 75 (Claribels)
- Bus service X12 (National Express)



FLOW



Something
for *everyone*



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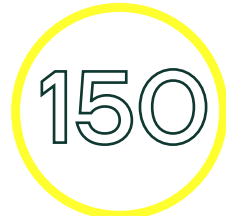
A thriving campus



The park prioritises ensuring that every moment spent by the park occupiers is time well invested. From fostering a vibrant community atmosphere with carefully curated green spaces for relaxation and cutting-edge facilities for collaboration, the park strives to create an environment where productivity thrives, and work-life balance is valued.

With the NEC just moments away and a range of clubs and activities at the park, there really is something for everyone all year round.

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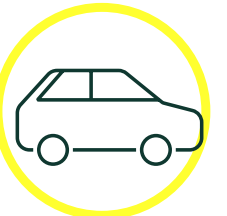
Over 150 Companies including Canon, Rolls Royce and IMI



1.9 million sq ft of offices



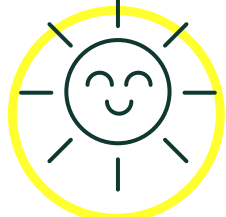
Over 10,000 employees



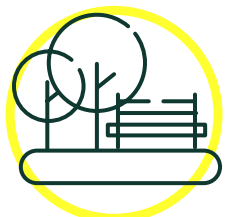
365 overflow car parking spaces



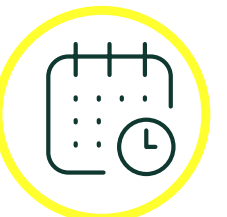
On-site Management team



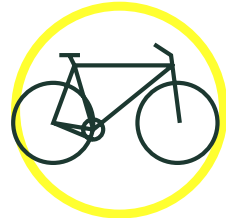
Vibrant community



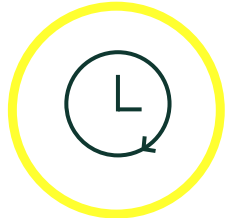
148 acres of landscaped business park



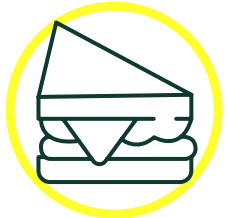
Volunteering opportunities and fundraising events



Regular BBP clubs and activities



24-hour manned security



Seasonal street food events



Park marketing, community & business development manager

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BUSINESS PARK, B37 7YN

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