

Nelson House

Blythe Valley Park, Solihull





Overview

A unique and exciting opportunity to acquire a detached headquarters property on West Midlands premier business park. Strategically situated at the hub of the UK's motorway system, Blythe Valley offers the very best access on a national and local scale.



Location

Solihull is one of the West Midlands most affluent towns. It benefits from excellent road communications being within 2 miles of Junctions 4 and 5 of the M42 motorway.

The Park is located at Junction 4 of the M42, the heart of the UK’s motorway network and within easy reach of the M5, M6 and M40.

Birmingham International Airport is some 8 miles to the north where there are scheduled flights to European and Worldwide destinations.

Road	Distance
M40	1.5 miles
M6	8 miles
M5	14 miles
Birmingham International	8 miles
Manchester	92 miles
London	106 miles

Birmingham International Railway Station is adjacent to Birmingham International Airport which provides access to Birmingham city centre (New Street Station) to the north-west, Coventry to the east and London to the south. There is an hourly rail service on the Birmingham to London line.

The Park is also accessible by bus with services running directly into Solihull town centre and Birmingham International train station.

Rail	Time
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



Major occupiers in Solihull include:

- Jaguar Land Rover
- Marks and Spencer Plc
- John Lewis
- Arup
- Enterprise Inc Plc
- Gymshark

The Park is situated next to Junction 4 of the M42 and benefits from a wide range of on site facilities such as a gymnasium and a day nursery. It has capacity for 1.2 million sq ft of Grade A office space.

Some of the local occupiers on the park include:

- Oracle
- Fieldfisher
- Abbott Laboratories
- Taylor Wimpey
- Regus
- Arup
- Busy Bees Day Nursery
- Zenith
- Virgin Active
- St James's Place
- Goodman
- Prologis

Description

The property is arranged over three floors and the tenant has undertaken various fit out works to provide individual offices and board rooms.

The specification is as follows:

-  Air conditioned
-  Suspended ceilings with LG3 lighting
-  Raised access flooring
-  10 person passenger lift to all floors
-  On site parking for 56 spaces
-  Feature full height reception area
-  Attractive landscaped gardens
-  Small terraced area on the second floor
-  External elevations are clad in polished granite

Accommodation

A schedule of the floor area as set out below:

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

Tenancy

The whole property is available on an assignment or sub-let basis until June 2023 at a rent of £325,750 per annum.

Part of the ground floor is currently let to Aktin who have a lease until June 2023.

There is an opportunity to lease the first and second floors only.





Contact

If you should require any further information or would like to inspect the property please do not hesitate to contact:



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