BLAKE HOUSE

BIRMINGHAM

50% LET



GRADE A OFFICES TO LET
SUITES FROM 5,500 SQ FT OR SINGLE FLOOR OF 11,000 SQ FT

A PROMINENT

REFURBISHED 37,250 SQ FT OFFICE BUILDING NOW 50% LET



BUILT FOR THE NEEDS OF TODAY AND TOMORROW



THE ARRIVAL

Blake House is a modern office building in an unbeatable location adjacent to Birmingham Airport and the NEC campus with their world class facilities and international connectivity.

Easy access to Birmingham city centre yet only two miles from Junction 6 of the M42 and the wider national motorway network, Blake House places you at the beating heart of the region.

Arden Cross, the nearby UK Central development zone is creating a whole new commercial district of national and international significance and an innovative new global gateway for Britain.

With landmark architectural features, flexible and sustainable space, and connectivity with Birmingham Airport, Birmingham International station, HS2, Hatchford Brook 18 hole Golf Course and local amenities including Gym, Marks & Spencer Food and Morrisons all on the doorstep, this is a rare opportunity to bring your business to a place it can thrive at the very heart of the UK.

Located in an unbeatable location adjacent to Birmingham Airport and the NEC campus.









A green building with excellent transport and communication links and in easy reach of the whole of the Midlands and the country, Blake House is located within an abundance of green infrastructure.

It is close to Solihull, one of the most highly rated places to live and work in the whole of the UK, and just a short drive away from the open rolling countryside of Warwickshire, home of Shakespeare, Jaguar Land Rover and the sport of rugby.





Designed with flexibility and adaptability at its core, this outstanding building does more than just deliver functionality. It delivers style and a sense of arrival as well.

THE WELCOME

Blake House offers a best in class space and a rare opportunity to occupy an impressive and inspiring building that's been fully refurbished with the future in mind.

The manned reception creates an oasis of calm for visitors and occupiers alike that showcases the features of the building as well as practical breakout areas.

From the graceful curves of the main entrance to the airy, triple height, ground floor reception and three floors of fully refurbished open plan office space which split ideally into two wings.



THE BUILDING

37,250 sq ft
over three storeys

NEW
male, female and accessible WC's throughout

ELECTRONIC
access system and full CCTV

EPC B

NEW
showers
and cycle storage facilities

New VRV
Heat recovery air conditioning and mechanical ventilation plant installed to whole building

Triple
height feature reception

6
electric car charging points with potential for more

Breakout
collaboration lounge at ground floor

68
car parking spaces

Raised
floors throughout with new buzz bar system

FULLY
REFURBISHED
HQ offices

ENERGY SAVING:

225nr roof mounted PV panels generating approximately
70,000 KWH

Recessed
LED
lighting with PIR control and daylight dimming

There are a total of six EV chargers already on site to support the full range of electric vehicles along with the potential for more to be installed in the future.





PV Panels are installed on the roof of the building and generate 70,000 kWH a year, equivalent of powering 20 homes for a whole year with clean electricity.

The system can also cover usage in all common areas of the building and reduce overall carbon usage and electric bills for occupiers.

BLAKE HOUSE PROMINENT OFFICE BUILDING

THE STYLE









THE SPACE

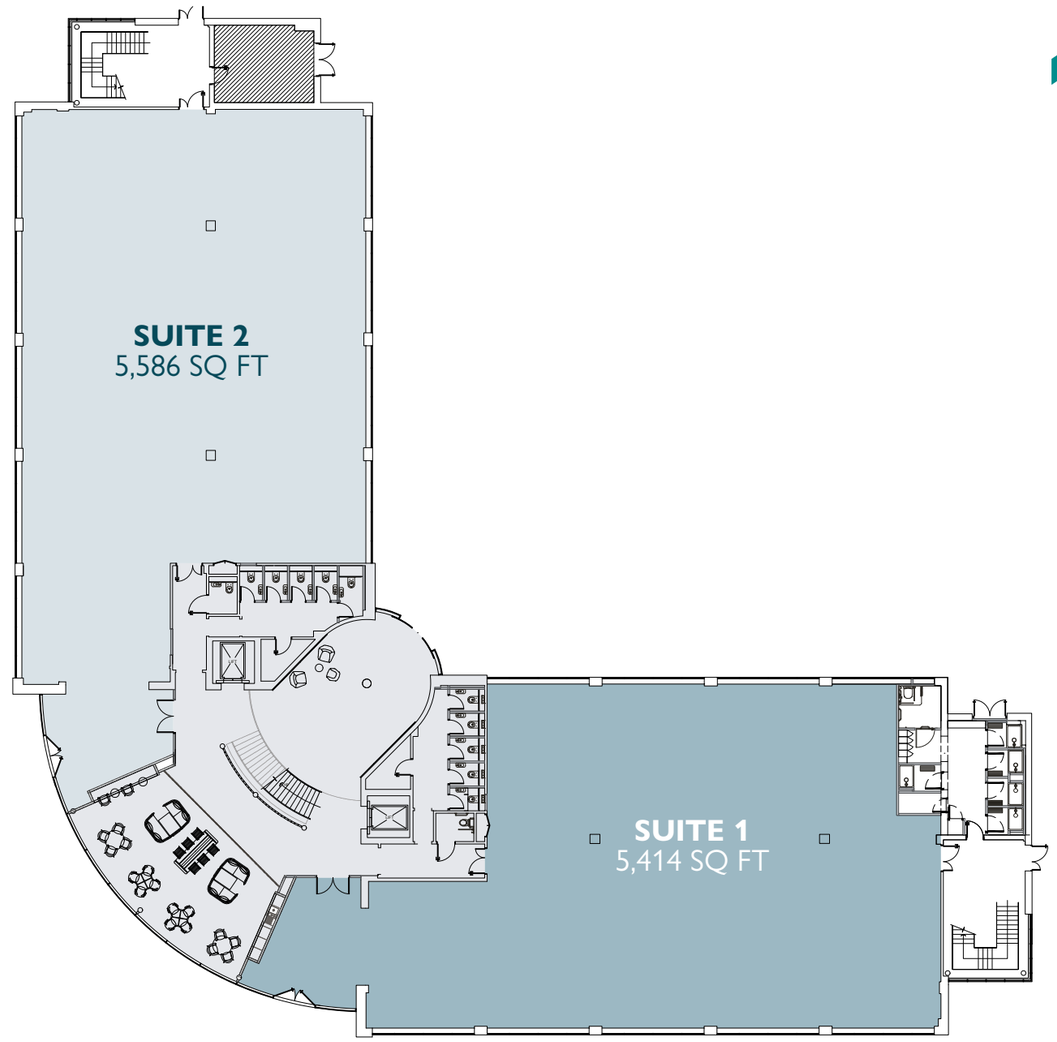
Blake House comprises a modern detached office building arranged over three storeys with an impressive central full height glazed reception area leading to the office accommodation.

The property benefits from:

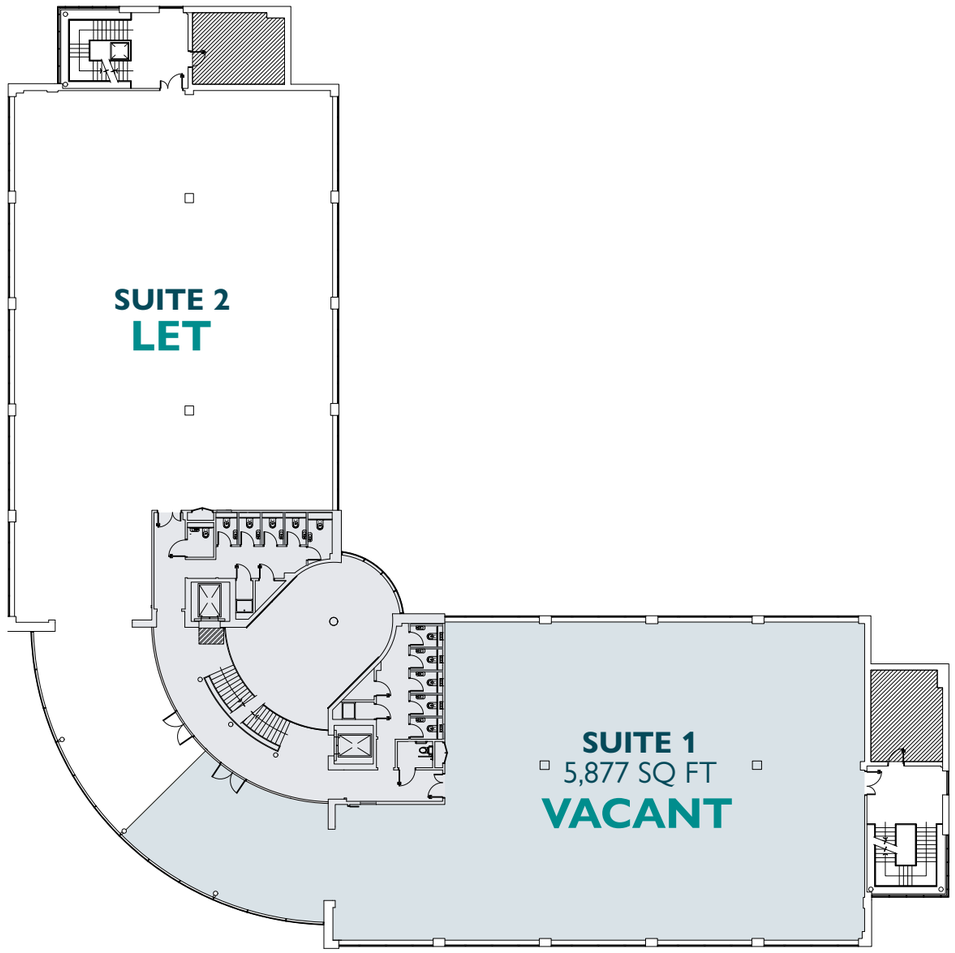
- New VRV air conditioning
- Full access raised floors
- Suspended ceiling
- LED lighting
- Triple-height feature reception
- Showers and changing facilities
- Two 13 person passenger lifts
- Parking ratio 1:248 sq ft
- Dedicated secure cycle hub

Floor	Sq Ft	Sq M
Second	LET	
First Suite 2	LET	
First Suite 1	5,877	546
Ground Suite 2	5,586	519
Ground Suite 1	5,414	503

GROUND FLOOR



FIRST FLOOR









THE FEATURES

The development consists of the complete refurbishment of Blake House including reception and common areas together with ground floor break out area and offices arranged over ground and two upper floors.

The works include the reconfiguration of the reception entrance, installation of a new business lounge area, new WC's throughout and office floors that provide open plan accommodation with flexibility for subdivision.

All finishes have been renewed to provide a modern, contemporary look and feel incorporating feature tiling, wall finishes and lighting.

Hardwood doors, frames and architraves are provided to all principle areas with painted skirtings; all existing structures have been fully refurbished to ensure a consistent finish with the new interventions.

WC's are self contained with ceramic tiling to the walls and floors and new plasterboard ceilings with recessed lighting. Cubicles are high quality, flush face and full height with self-closing doors. White, floor mounted toilets and wash hand basins are installed in each cubicle.

RECEPTION & COMMON AREAS

- Manned reception
- Triple height feature atrium entrance
- Suspended architectural feature lighting and high efficiency LED lighting
- Break-out communal business lounge and informal meeting area
- New and reconfigured male,female and accessible WCs

OFFICE ACCOMMODATION

- 600mm x 600mm mineral fibre tiles within a suspended ceiling grid with feature plasterboard margin
- High efficiency LED lighting with PIR sensors and daylight dimming
- Refurbished metal raised access floor with 150mm clear void
- High efficiency VRV air conditioning with ceiling mounted swirl diffusers and external condensers

GENERAL

- New Building Management System (BMS)
- New fully addressable fire alarm system
- New security CCTV and access control system
- New mechanical and electrical installation including switchgear, ventilation and heating & cooling plant
- New car park entrance barriers
- New cycle storage
- New lift finishes
- Fully redecorated throughout

SUSTAINABILITY & WELLBEING

- 225nr Photovoltaic panels which generate 70,000 kWH a year, equivalent of powering 20 homes for a whole year with clean electricity
- Six electric vehicle car parking points, including futureproofing EV charging provision
- New shower/changing hub on the ground floor, including accessible shower
- End of trip facilities including cycle storage, drying locker and standard locker provision
- EPC B









THE LOCATION

Blake House is part of Eagle Court Business Park and is located 8 miles east of Birmingham City Centre, and 2 miles west of Junction 6 of the M42.

Situated at the entrance of the business park, Blake House benefits from a prominent frontage and position on the A45 trunk road.

Blake House neighbours Hatchford Brook Golf Centre - a local 18 hole golf course with driving range, restaurant, bar and gym and is one of many leisure amenities on the doorstep. It's also less than 15 minutes walk to M & S Food, Morrisons, Gym Group, Harvester & Holiday Inn.

Birmingham Airport and Birmingham International Railway Station are 1.5 miles to the east, adjacent to the National Exhibition Centre and Resorts World.

Construction has commenced on HS2's Birmingham Interchange Station. Adjacent to Junction 6 of the M42, the Interchange station will enhance the already excellent transport connections in the immediate vicinity and provide an anchor point for the wider Arden Cross development.



2 Hatchford Way, Birmingham B26 3RZ

THE PLACE

20
minutes from Birmingham city centre by car or train

2 miles
from future HS2 Interchange station and Arden Cross development

90%
of UK population within four hour drive

2
miles from Jaguar Land Rover Solihull plant

Frontage to
A45
for public transport nodes

Access
to national motorway network via A45 and M42





CONTACT

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BLAKE HOUSE

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