



T1, Trinity Park, Bickenhill Lane, Birmingham, B37 7ES

Highly accessible Grade A office space

- EPC 'B' Rating
- Grade A specification, to include shower and cycle facilities
- Ground Floor coming soon - can be split to offer suites from circa 4,500 sq ft (tbc)
- Adjacent to junction 6 of the M42
- Manned reception
- 1:8 sq m occupational density
- Car parking ratio 1:250 sq ft
- Within a 15 minute walk of Birmingham International railway station and Birmingham Airport

Summary

Available Size	4,500 to 26,250 sq ft
Rent	£27 per sq ft
Rates Payable	£10.65 per sq ft approximate
Service Charge	£10.73 per sq ft
VAT	Applicable. payable at the prevailing rate
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

Description

One Trinity Park is a headquarters office building providing a Grade A specification. Strategically located on an established business park immediately adjacent to Birmingham Airport, the NEC and Birmingham International rail station, it benefits from immediate access to the national motorway network via junction 6 of the M42, while the HS2 Interchange station and the commercial zone around Arden Cross, will be just 300m away.

With exemplary regional, national and international connections, One Trinity Park is one of the best office buildings in the UK.

Nearby amenities include Resorts World, providing an abundance of restaurants, shops, a cinema, casino and hotel & spa, as well as Resorts World Arena and a number of other international standard hotels.

Nearby Solihull town centre benefits from a thriving High Street alongside Touchwood, a major shopping and entertainment complex, anchored by John Lewis.

The 2nd Floor is available for immediate occupation with the ground floor currently undergoing refurbishment following a recent lease expiry. There is potential for the Ground Floor to be split, with suites available from circa 4,500 sq ft (to be confirmed).

Location

One Trinity Park sits at the heart of an established business park offering world class connectivity which is an integral part of Birmingham's business ecosystem.

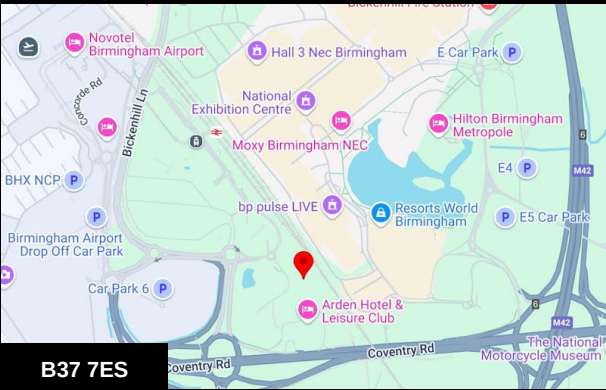
Just meters from rail, road and air connections, the building occupies a quiet position on Trinity Park, which is accessed off Bickenhill Lane, directly from the A45 trunk road. Trinity Park is adjacent to junction 6 of the M42 and is also just ten minutes from both the M6 and M40.

With fast rail connections on its doorstep, Trinity Park has a strong record of attracting and keeping both national and international organisations. With the future arrival of HS2 these communications will be enhanced further.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - 2nd floor	13,360	1,241.18	Available
Ground - Ground Floor	13,290	1,234.68	Available
Total	26,650	2,475.86	



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