

CONNECTION

AN EXCEPTIONAL PLACE TO WORK

TWO HIGH SPECIFICATION
INDUSTRIAL/DISTRIBUTION
UNITS REMAINING
38,223 SQ FT & 56,888 SQ FT

AVAILABLE NOW



BLYTHE VALLEY PARK

SOLIHULL
JUNCTION 4, M42

AN OUTSTANDING LOCATION IN A PICTURESQUE ENVIRONMENT

Strategically positioned at the heart of the UK network, Connexion at Blythe Valley Park, Solihull, is the West Midlands' premier location for industrial, manufacturing and logistics.

OUR CURRENT TENANTS INCLUDE:

GYMSHARK

HARMAN

PROLOGIS

DS Smith

ARUP

infor

PKF Cooper Parry

fieldfisher

rybrook

Regus

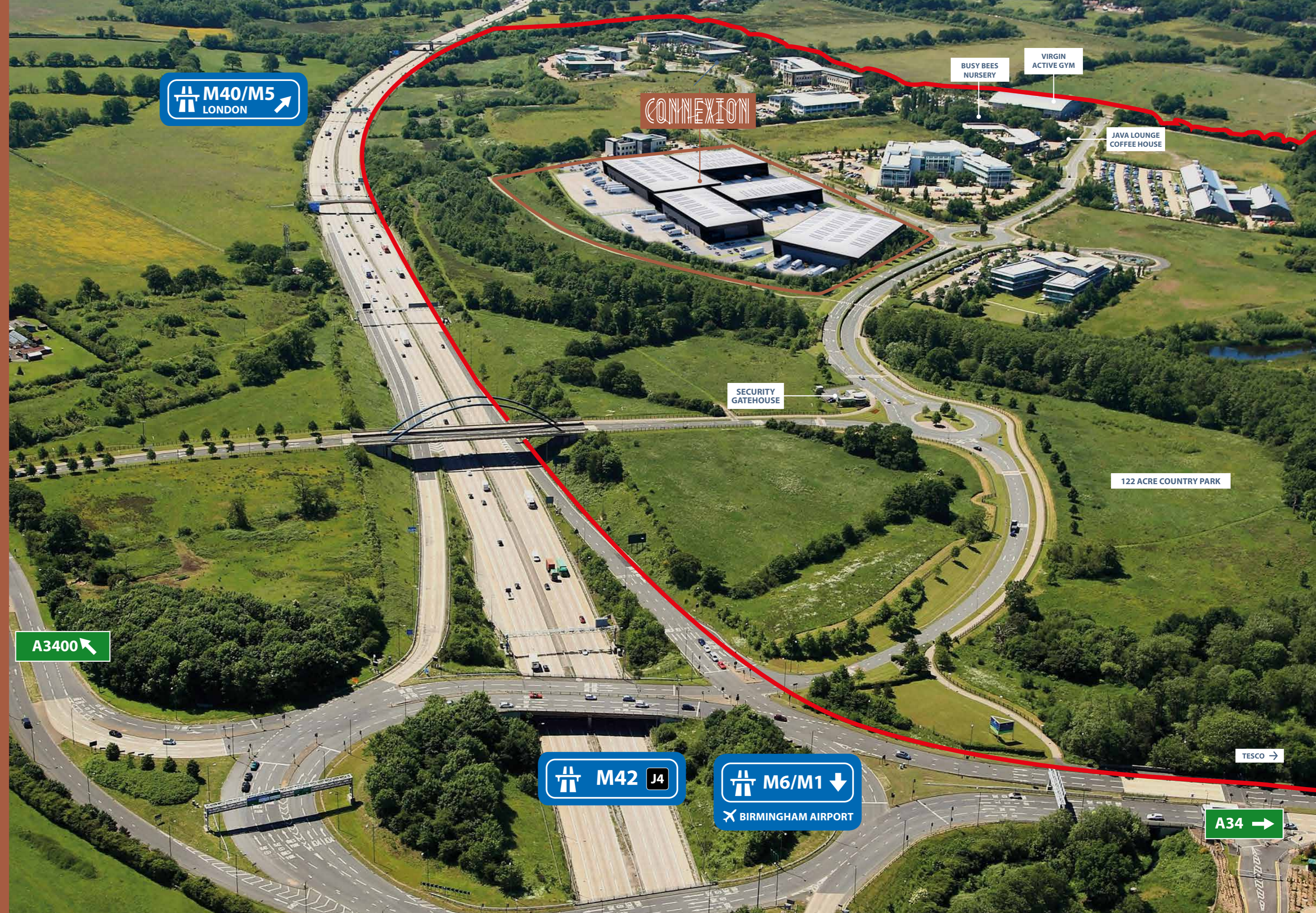
SIEMENS

ORACLE

Goodman

Zenith
Intelligent Vehicle Solutions

KIER



A UNIQUE OPPORTUNITY

TWO UNITS REMAINING

Connexion is an award winning campus of five high specification industrial/distribution units ranging from 31,205 – 56,888 sq ft for B1, B2 and B8 use. All five units have been speculatively developed and two units remain. Unit 1 has been let to Hofer Powertrain Products, Unit 2 has been let to Gymshark, a leading regional lifestyle brand, and Unit 3 has been let to Lounge Underwear, a thriving underwear and apparel brand.



BLYTHEVALLEYPARK.CO.UK/CONNEXION



AVAILABLE
NOW

AN EXCEPTIONAL PLACE TO WORK



BLYTHEVALLEYPARK.CO.UK/CONNEXION

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
Warehouse	Warehouse	Warehouse	Warehouse	Warehouse
43,600	28,600	33,244	34,708	52,741
Offices	Offices	Offices	Offices	Offices
3,400	2,400	3,497	3,515	4,146
Total GIA	Total GIA	Total GIA	Total GIA	Total GIA
47,000	31,000	36,741	38,223	56,888
Loading Docks	Loading Docks	Loading Docks	Loading Docks	Loading Docks
3	3	3	2	5
Level Access	Level Access	Level Access	Level Access	Level Access
2	2	2	2	2
Car Parking	Car Parking	Car Parking	Car Parking	Car Parking
42	31	35	32	58
Electric car charging points	Electric car charging points	Electric car charging points	Electric car charging points	Electric car charging points
2	2	2	2	2
Yard Depth	Yard Depth	Yard Depth	Yard Depth	Yard Depth
45m	35m	40m	40m	45m
kVA Power	kVA Power	kVA Power	kVA Power	kVA Power
240	200	200	240	280

*Ability to upgrade

SPECIFICATION

OFFICE	WAREHOUSE	EXTERNAL
First Floor offices	LED Lighting	10m clear haunch height
Raised floors	Male, female & disabled WCs	Target EPC rating of A
Suspended ceilings	Comfort cooling	Floor Loading 50 kN/m ²
Fully carpeted		Secure Yard

CENTRAL BOULEVARD

BLYTHE GATE



BE PART OF IT

Blythe Valley Park offers an outstanding location for both work and play and has wellbeing at the centre of the site's ethos. Amenities on the park include:

- Java Lounge Coffee House
- Busy Bees day care nursery
- Virgin Active Health Club
- A 122 acre country park
- Regular tenant events like Foodie Fridays

As part of the hybrid planning permission on the site, a residential development of up to 750 new homes will be delivered, with first completions in 2018.

Visit our community bulletin page to find out more: blythevalleypark.co.uk/bulletin

"It's been nearly twelve months since we signed up to the site and we're approaching six months into calling BVP home. It's been amazing to see the Gymshark family settle down and continue to grow. Our acquisition of another unit here is our next step towards exciting growth plans and underlines our commitment to the region. We're all looking forward to what's to come."

Paul Richardson
Chief Strategic Officer, Gymshark

"We looked at several schemes in the area, but Connexion is a campus with a premium look and feel, within its own landscaping, good security and infrastructure. Recruiting and retaining top talent is a key priority to us and we were attracted to the human side of the business park and the value BVP put on people. It has leisure facilities and a coffee shop allowing employees to take a break, go out for a walk or run and enjoy the surrounding parkland. It also has a crèche facility for our team with young families allowing convenience and a more balanced lifestyle."

Neil Howlett
Head of Operations, Hofer Powertrain Products

IM Properties is one of the UK's largest privately owned property companies, with real estate portfolio valued in excess of £1bn across the UK, Europe and the USA, with projects spanning the industrial, retail, office and residential sectors. IM Properties has grown in size and standing since its inception in 1987 with a profit of £103m in 2015.

Over the last 20 years alone, IM Properties have developed over 6.5m sq ft of commercial real estate becoming renowned in the industry for the consistent delivery of strategically located, award-winning schemes. Our management team combines the skill set and creativity of a property company with the financial resource of an institutional fund.



WWW.IMPROPERTIES.CO.UK



WHY SOLIHULL?

Solihull was rated the best place to live in the UK for its high disposable income, longer life expectancy and fast broadband speeds.

Solihull is rich in talent and skills with high performing schools, internationally respected universities and a range of colleges with strong links to business, providing access to a pipeline of highly qualified employees.

Birmingham Airport connects UK Central to all major European cities as well as the US, Middle East and key capitals across Asia.

Solihull has the fastest growing economy of anywhere in the UK. Between 2014 and 2015 it had a growth rate of **8.2%**

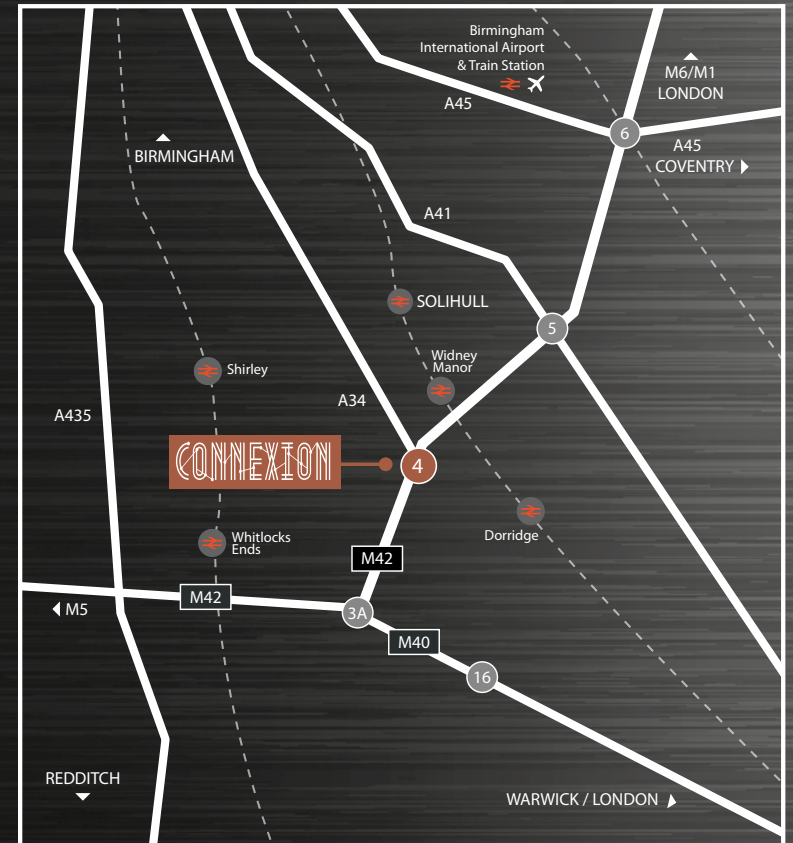
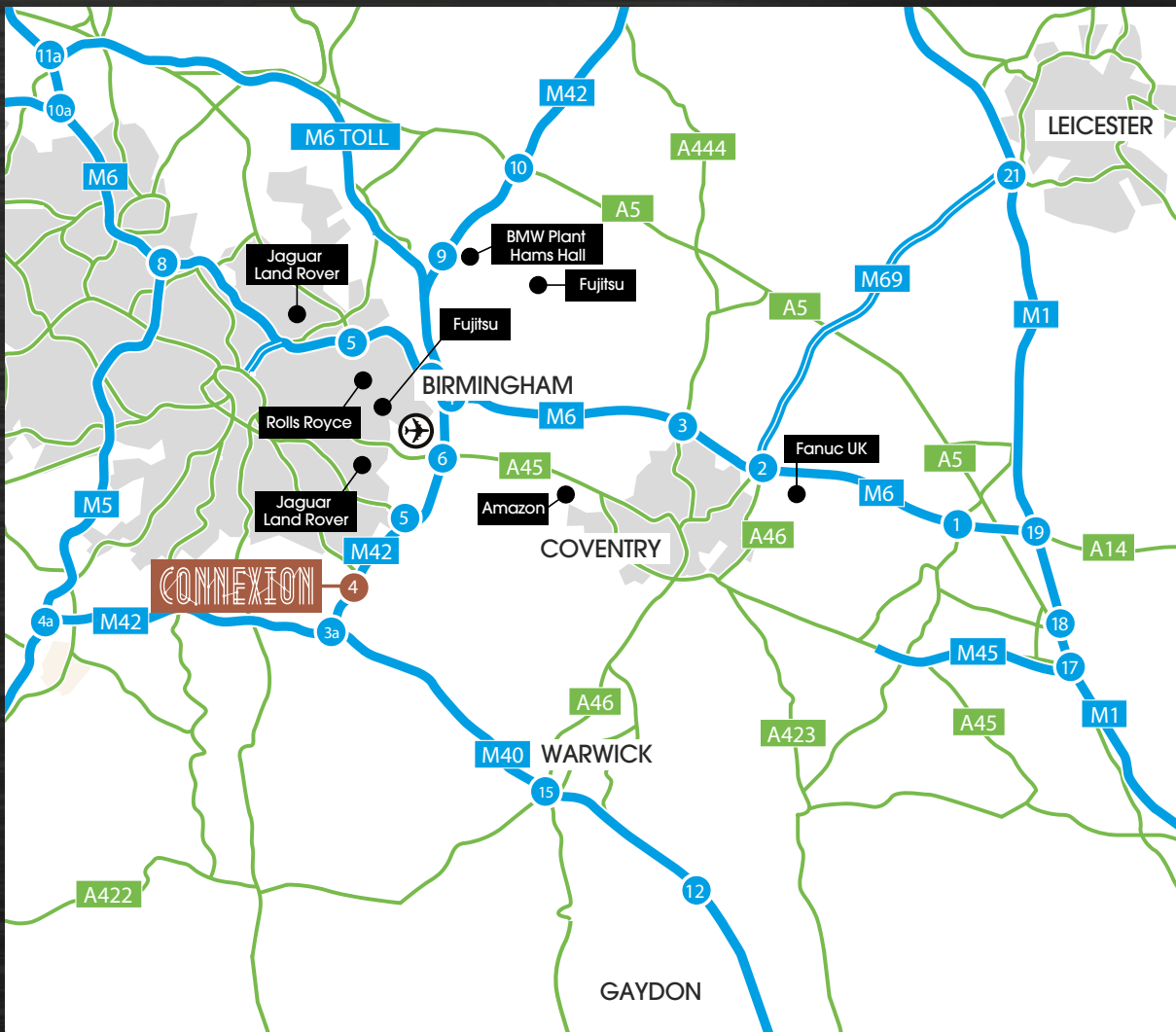
Unemployment for the area is approximately **6.9%** providing a ready and able workforce.



CONNEXION, BLYTHE VALLEY PARK



SAT NAV B90 8AW



Solihull Train Station (4.8 miles)

Car parking spaces: 290 spaces /17 accessible spaces. Cycle racks: 16

Dorridge Train Station (3 miles)

Car parking spaces: 36/6 accessible spaces. There is also an overflow car park off Grange Road with 110 spaces. Cycle racks: 30

Birmingham International Train Station

3 trains an hour to London Euston (approx 70 minutes)

Car parking spaces: 2,124/28 accessible spaces. Cycle racks: 14



Solihull Town Centre

4 miles, 9 mins

Birmingham Airport

7 miles, 12 mins

Birmingham City Centre

12 miles, 26 mins

Coventry

15 miles, 23 mins

London

108 miles, 140 mins

Source : Google maps



• BVP car share scheme available for occupiers

• Direct and frequent bus services to Solihull town centre, Birmingham International and Birmingham city centre.

Conditions under which particulars are issued: CBRE and Savills for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE and Savills has any authority to make or give any representation or warranty whatever in relation to this property. June 2019.

BLYTHEVALLEYPARK.CO.UK/CONNEXION



Ranjit Gill
rsgill@savills.com
+44 (0) 121 634 8402

Charlie Spicer
caspicer@savills.com
+44 (0) 121 634 8407



Melissa Wase-Rogers
melissa.wase-rogers@cbre.com
+44 (0) 121 616 5517

Luke Thacker
luke.thacker@cbre.com
+44 (0) 121 616 5298