

8,443 - 31,475 SQ FT
OF REFURBISHED
WORKSPACE IN A MATURE
PARKLAND LANDSCAPE

ONE CENTRAL

BOULEVARD

AT
BLYTHE
VALLEY
PARK



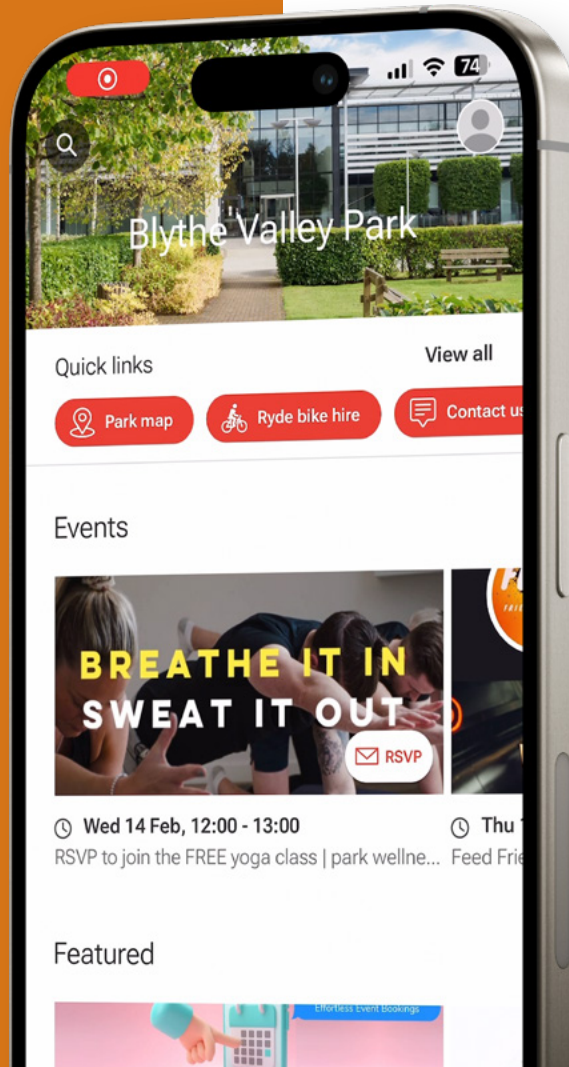
BLYTHE VALLEY PARK FOCUSED AROUND COMMUNITY

122 ACRES OF BUSINESS AND WELLNESS

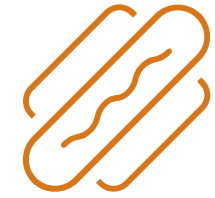
A busy programme of events is organised for occupiers. Wellness and wildlife, talks and walks, pop ups and Foodie Thursdays, plus Summer and Christmas events.

Free fitness sessions and craft activities are curated so your employees will be able to enjoy all of the benefits that Blythe Valley offers.

Our Park APP – Park in your Pocket details all the latest news, events & special offers from across the park and the local community.



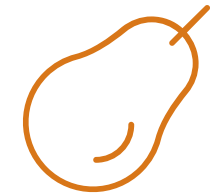
SWIMMING POOL



FOODIE THURSDAY



COUNTRY PARK



ORCHARD



POP UP EXPERIENCES



SHOPS



FREE CLASSES



WALKING ROUTES





ALL GOOD

We are a spacious, welcoming environment, surrounded by 122 acres of beautiful, green parkland, with a strong community at our heart.



INDEPENDENT

Java Roastery Coffee House, an independent coffee brand from Birmingham, opened their doors as a contemporary coffee shop providing a fantastic addition to Blythe Valley Park.



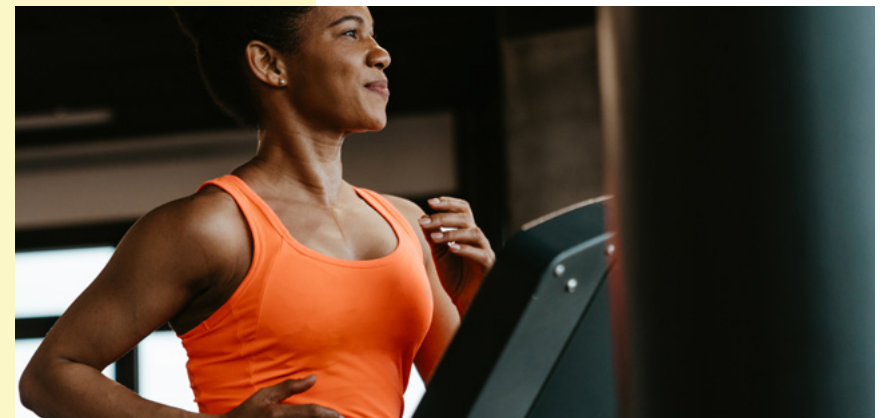
ALL ACTIVE

Health and wellbeing is at the core of Blythe Valley Park's ethos. Our country park's walking and cycling nature trail is complemented by a Virgin Active Gym and Health Spa with indoor and outdoor pools.



EASY LIFE

For working parents, Busy Bees nursery provides day care for children aged from three months to five years, rated outstanding by Ofsted.



DEDICATED TO FITNESS

We're committed to helping our business community achieve a better work life balance. Our free to use bikes, and cycling routes give occupiers the chance to explore the country park and get some fresh air.

A PLACE WHERE URBAN WORKSPACE SEAMLESSLY CONNECTS WITH NATURE

The parkland running adjacent to Blythe Valley Park is inhabited by a wide and varied amount of flora and fauna.

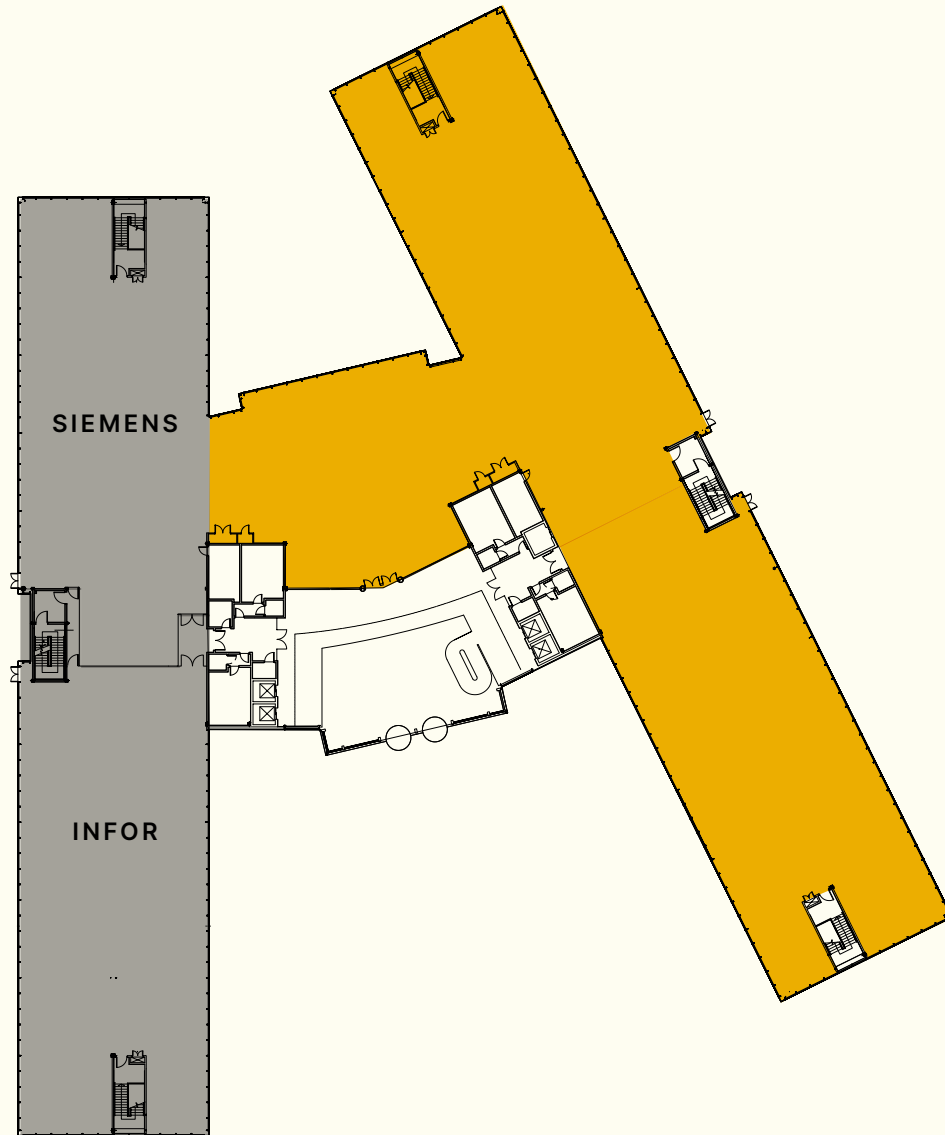
A carefully managed biodiversity plans run across the park to maximise diversity and increase species. Recently, we added an Orchard with a variety of fruit trees and we are looking at introducing Beehives.

The park has hedgehog, bird and bat boxes and we are planning wildflower areas and a meadow.



**ONE CENTRAL BOULEVARD OFFERS FROM
8,443 SQ FT TO 31,475 SQ FT OF OFFICE SPACE**

ONE CENTRAL BOULEVARD

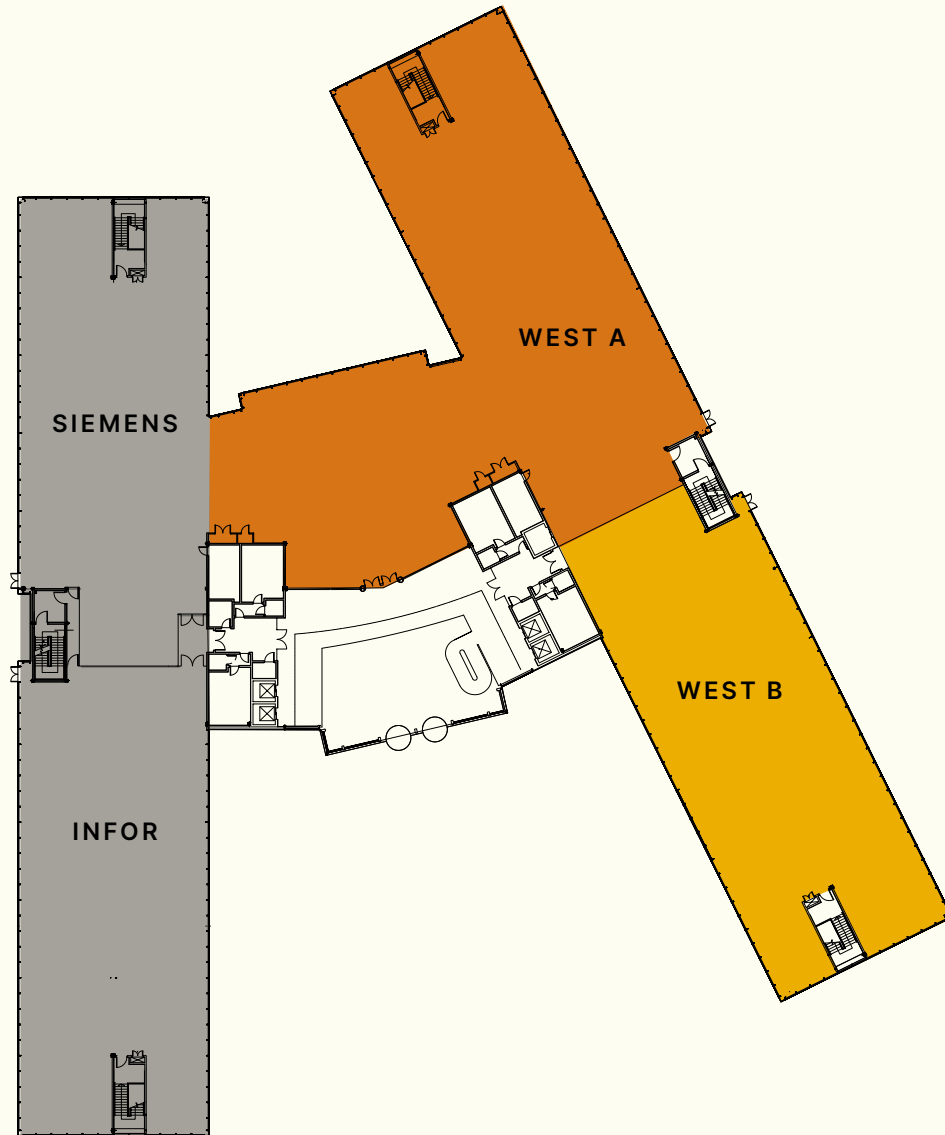


First Floor

The newly refurbished first floor suite at One Central Boulevard is immediately available with 23,427 sq ft or can be split into two smaller units both with their own entrance.

WEST A & B 23,427 SQ FT 2,140 SQ M

ONE CENTRAL BOULEVARD



First Floor Split

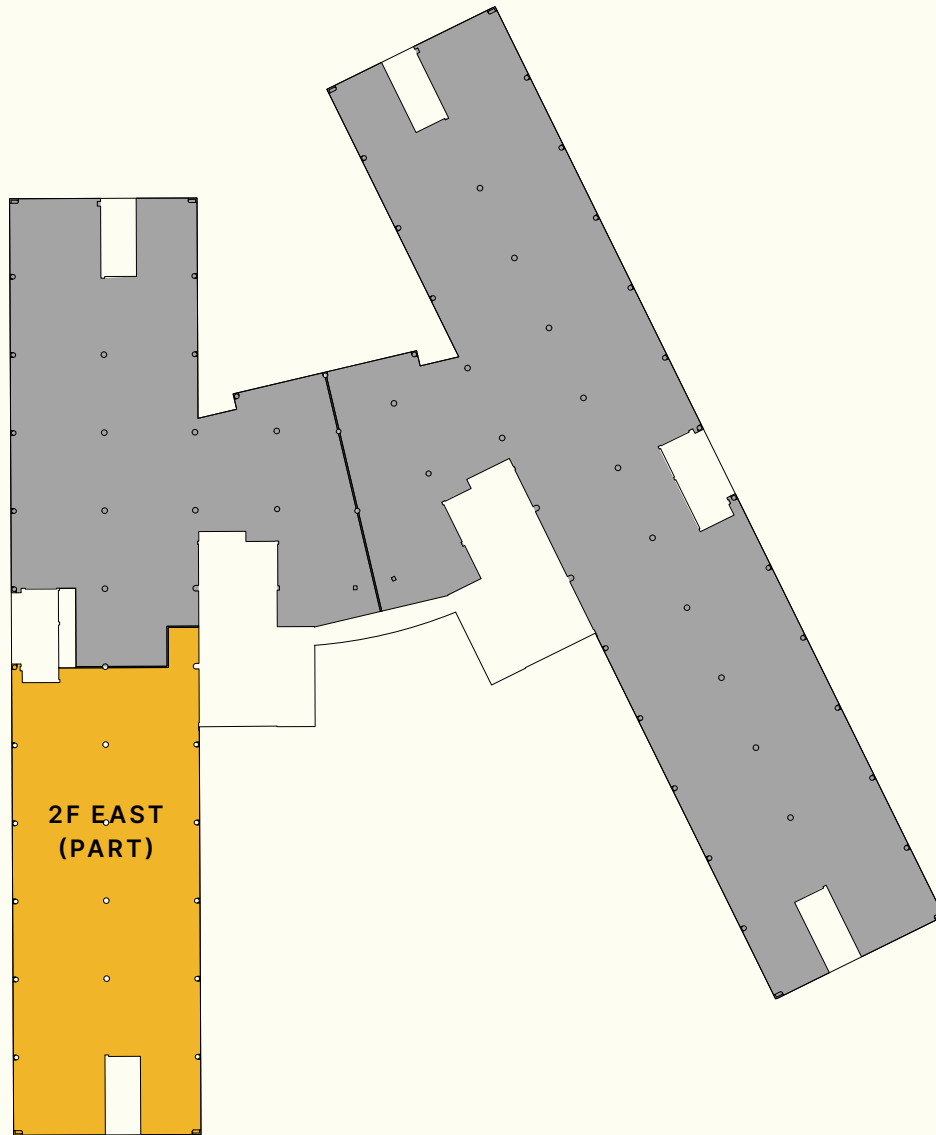
The newly refurbished first floor offers the potential to be split into two smaller suites with approximate floor areas shown below. Space plans and test fit out designs are available from the agents upon request.

The building has a professional and corporate ambiance. As part of the Blythe Valley community you will also have all the benefits making it the ideal setting for businesses to thrive and grow.

WEST A	13,842 SQ FT	1,286 SQ M
WEST B	9,192 SQ FT	854 SQ M



ONE CENTRAL BOULEVARD



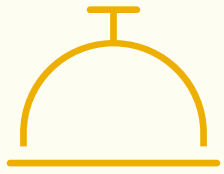
Second Floor

The Part 2F East suite is available for occupation and is partially fitted.

2F EAST (PART)	8,443 SQ FT	784 SQ M
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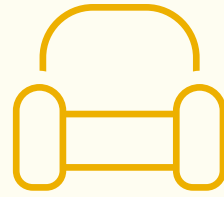




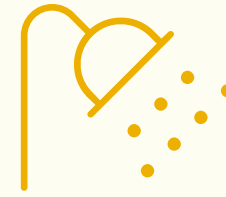
CONCIERGE SERVICE



FULLY MANAGED SECURE BUILDING



COMMUNAL BREAK OUT AREAS



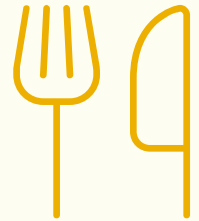
WC & SHOWER FACILITIES



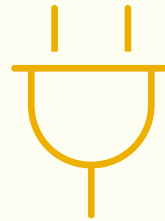
CO-WORKING SPACE



TRIPLE HEIGHT RECEPTION



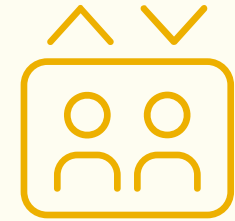
FOOD & BEVERAGE OFFER



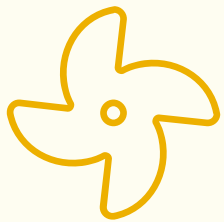
PLANNED PROVISION OF EV PARKING SPACES



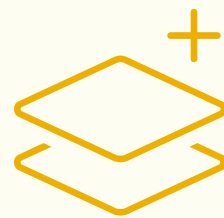
PARKING RATIO OF 1:276 + ADDITIONAL AVAILABLE



4 PASSENGER LIFT & 1 GOODS LIFT



4 PIPE FAN COIL AIR CONDITIONING



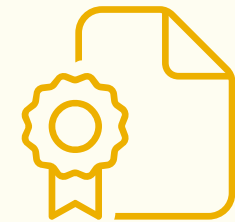
225 MM FULL ACCESS RAISED FLOORS



LED DAYLIGHT SENSITIVE PIR LIGHTING



CAT A REFURB



INSTALLING ASHP & SOLAR PV FOR MINIMUM EPC B RATING



A PRIME LOCATION PROVIDING THE PERFECT SETTING TO ATTRACT & RECRUIT TOP TALENT

As part of a thriving community, it's just a 10-minute drive from Solihull, a beautiful, affluent borough near Birmingham's green belt.

Solihull is known for its balanced work-life, and often recognised as one of the UK's best places to live and the area is home to well-known brands such as John Lewis at the Touchwood Shopping Centre and some exceptional restaurants.

It also offers convenient access to the NEC, Birmingham International Airport, Birmingham International Train Station.



M42 J4

J4 M42 | SOLIHULL | B90 8BG



With direct access to the M42, the park is superbly located within striking distance of one of the UK's largest urban areas.

The park is just 10 minutes away from Birmingham International, from which you can get to London in 1 hour and 10 minutes and Manchester in 1 hour and 45 minutes.

DISTANCE AND DRIVE TIME

SOLIHULL TOWN CENTRE	4 MILES	8 MINS
WIDNEY MANOR TRAIN STATION	4 MILES	9 MINS
BIRMINGHAM INTERNATIONAL TRAIN STATION	7 MILES	9 MINS
BIRMINGHAM INTERNATIONAL AIRPORT	7 MILES	9 MINS
WARWICK	13 MILES	20 MINS
COVENTRY	15 MILES	20 MINS
BIRMINGHAM	20 MILES	21 MINS
LONDON	108 MILES	1HR 46 MINS



BLYTHE VALLEY PARK SUSTAINABILITY

Frasers Property UK (FPUK) has retained its FLCT 4* rating in the Global Real Estate Sustainability Benchmark (GRESB) rankings for the third successive year in recognition of the company's continued sustainable innovation and Environmental, Social and Governance (ESG) efforts.

FPUK was awarded an overall score of 82, placing it ahead of the average score in its peer group (59), also for the third year in a row, demonstrating the business' commitment to reducing its carbon footprint across its property portfolio. We are the leading organisation in 5 out of 9 peer rankings and as in 2022, this year FPUK have scored 100% in the management category.



**UN GLOBAL
COMPACT**

Signatory since 2016



G R E S B

Part of a 4* GRESB
portfolio

BBP

Members of Better
Building Partnership (BBP)

BREEAM BREEAM

BREEAM building
certifications



FITWEL

Fitwel 2* Accredited



SGS

ISO 14001 Accredited



GRI

Core and G4 disclosures

A NET ZERO ENABLED PARK

We are proud to have achieved the following across the Blythe Valley Park site:

Frasers Property, owners and developers of Blythe Valley Park has committed to be net Zero across its international portfolio in line with Science Based Targets by 2050.

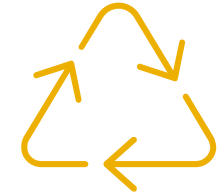
Blythe Valley Park is working towards sustainable criteria that are important to everyone. Building a planet for our future generations starts with sustainability.



64% of estate buildings have an EPC A or B rating.



Rhodium heating/cooling is fully powered by renewable energy.



One Central Boulevard is upgrading all heating/cooling to renewable energy by mid-2025.



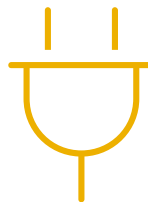
Blythe Gate units rated 'Excellent' for BREEAM New Build.



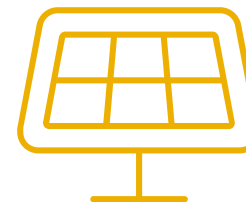
Blythe Gate holds a 'Good' BREEAM in Use rating.



Blythe Valley Park awarded Fitwel 2* Accreditation.



146 EV chargers available across the park.



164kW of solar PV installed at Blythe Gate.



Scope 1 & 2 emissions cut by 81% since 2021.



JOIN THE COMMUNITY

Blythe Valley Park is home to a dynamic community of forward-thinking companies. With its strong reputation, it's an ideal location to grow your business alongside inspiring names like Gymshark, Lounge, and Hofer.



GET IN TOUCH

Our team are happy to help you find the perfect workspace.

CBRE

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[BLYTHEVALLEYPARK.CO.UK](https://www.blythevalleypark.co.uk)

**BLYTHE VALLEY PARK | J4 M42
SOLIHULL, B90 8BG**

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