



10,572 - 31,055 sq ft

# The Hub

Blythe Valley Park | J4 M42 Solihull



A wide-angle photograph of a modern office lobby. The space is characterized by a central lightwell with glass railings on the upper levels. The walls are a mix of white and dark grey horizontal panels. The floor is a light-colored, speckled tile. In the foreground, there is a reception desk with a computer monitor and a sanitization station. The overall atmosphere is bright and professional.

## Brand new office space to let

The Hub comprises approx. 80,000 sq ft of flexible, high quality Grade A office space with excellent car parking.

The brand new office accommodation completed in August 2021 is prominently located off the central boulevard of Blythe Valley Park, the Midlands' premier business park.

The entire second floor and part of the third floor office accommodation is available to let and is configured around the central lightwell, which provides a shared restaurant facility on the ground floor.

The accommodation has been built as a highly innovative workplace that utilises outstanding technology to successfully create a healthy and inspirational working environment. The space is prepared for flexible ways of working to help support collaboration.

# Outstanding key features



The Hub is located adjacent to J4 of the M42 in Blythe Valley Park



Brand new innovative open-plan office accommodation



Strong environmental credentials including: EPC A and heat map technology for use/energy optimisation

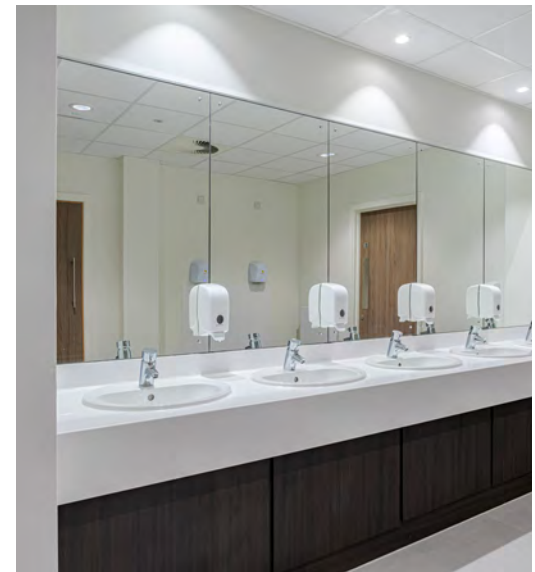


Extensive Blythe Valley Park amenities are available, including café, gym and nursery



122 acre country park where you can walk, run, cycle or just enjoy the surroundings







# An innovative space

Total NIA: **21,165 sq ft**



## Occupancy

Occupancy Density **1:10M2**



## Floors & Ceilings

Floor to Ceiling Height **2.7M**

Ceiling Tiles **600x600**

Column Grid **5M**

Raised Access Floors **150mm**



## Mechanical & Electrical

Mechanical & Electrical **4 pipe fan coil**

BMS **Trend**

Lighting **Smart LEDs**

Fibre Connectivity **Redundant ducting to road**

Lifts (13 passenger) **2**

Cabling **Cat 6**

Busbar **Yes**



## WC & Showers

WC (NIA) per person **1:8M2**

Disabled WC provision **1 per floor**

Showers **2 per floor**

Lockers **13 per floor**



## Car Parking /Cycle Storage

Parking Spaces **139 (including accessible parking spaces)**

Visitor Spaces **3**

Parking Ratio **1:225 sq ft**

Cycle Storage **10 racks**



## EPC

EPC **A**



## Electric Car Charging

EV Charging Bays **8 accessible in office carpark - bookable via reception**

## Part of a thriving area

Blythe Valley Park is in a prime location to recruit both experienced professionals and ambitious young people.

The park is situated just a ten minute drive away from Solihull, a leafy and prosperous borough in a green belt to the south east of Birmingham.

Consistently listed in the 'Best places to live in the UK', Solihull is an ideal place to live and work.





## Solihull benefits from:



Highly rated state and independent schools



High street shops in the town centre including John Lewis, Apple, Fatface and Waitrose



Local occupiers include: JLR, Rolls Royce, Arup and Npower



The NEC with its spectacular live events and recently opened Resorts World Birmingham



Birmingham International railway station and the HS2 Interchange station



Birmingham International Airport



# A well connected location

Sat Nav: B90 8BG  
what3words: books.images.guess



Blythe Valley Park's prominent location and thriving surrounding area make it a highly desirable place to work. Situated adjacent to M42 Junction 4, the park is served by 53 buses per day.

Red dot = Train Station

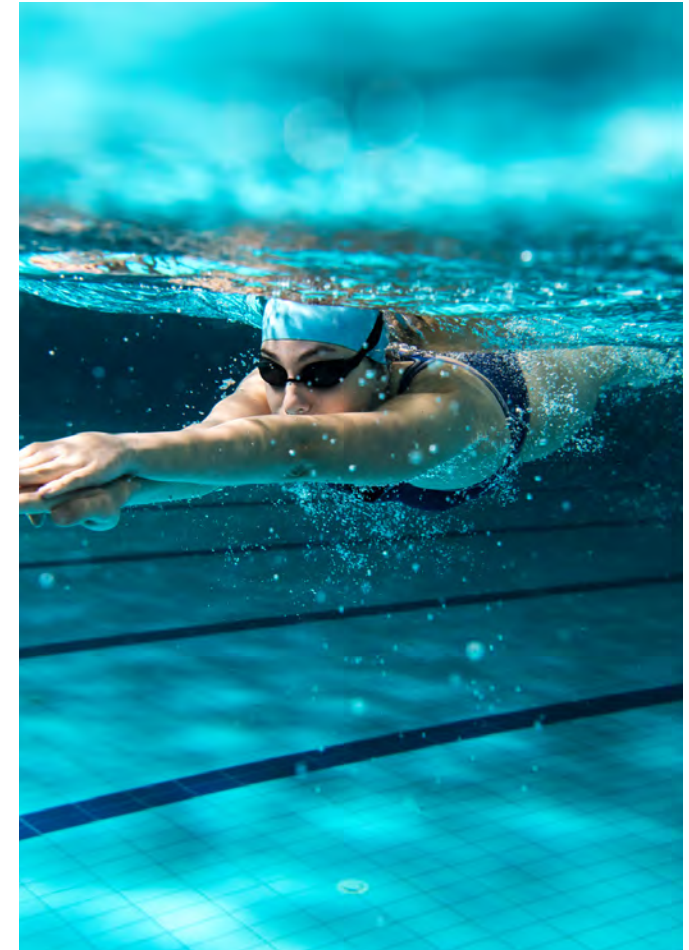
Sources: Map Data: Open Street Map · Travel Times: Google Maps

# Amazing scenery and facilities to enjoy

Blythe Valley Park is set within 122 acres of beautiful parkland, where your employees and guests can enjoy exercising or relaxing at their own leisure.

It also has fantastic on-site amenities including:

- Nursery for working parents
- Stylish coffee house
- Well-equipped gym with Spa facilities
- Indoor and outdoor swimming pools
- Regular site events such as Foodie Fridays



# The Hub, Blythe Valley Park, Central Boulevard, Solihull, B90 8BG

## Contact us

If you'd like to find out more about this opportunity, please contact:

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