

TWO REFURBISHED PREMIUM
OFFICE SUITES OF 1,933 SQ FT
& 2,359 SQ FT IN A MATURE
PARKLAND LANDSCAPE

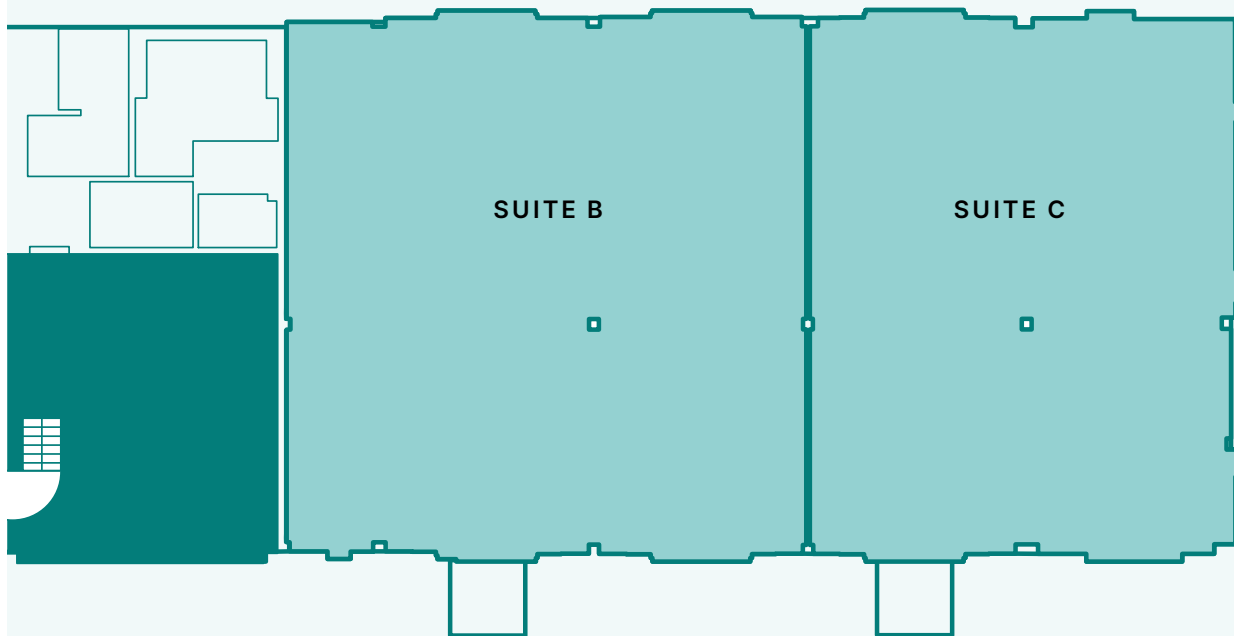
CORNWALL HOUSE

AT
BLYTHE
VALLEY
PARK



CORNWALL HOUSE OFFERS TWO REFURBISHED OFFICE SUITES OF 1,933 SQ FT AND 2,359 SQ FT

CORNWALL HOUSE



Ground Floor

Both suites on the ground floor of Cornwall House offer 1,933 and 2,359 sq ft, are EPC B rated, and have been refurbished to provide a lighter, brighter workspace with new kitchens and meeting rooms, along with a self-contained entrance.

Both suites have parking allocated to them. Suite B has 10 spaces (1:21.9 ratio) while Suite C has 4 (1:44.9 ratio).

SUITE B	2,359 SQ FT	219 SQ M
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SUITE C	1,933 SQ FT	180 SQ M
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NEWLY REFURBISHED RECEPTION



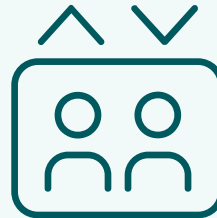
LED DAYLIGHT
SENSITIVE PIR LIGHTING



CAT A REFURB



ELECTRIC VRF
HVAC SYSTEM



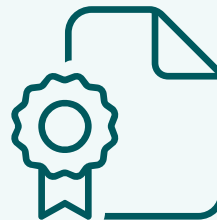
PASSENGER LIFT



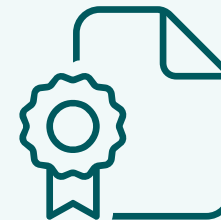
PARKING RATIO OF 1:21.9 AND 1:44.9
(ADDITIONAL PARKING AVAILABLE)



RAISED ACCESS FLOORING



GROUND FLOOR
EPC B RATING



FIRST FLOOR
EPC C RATING



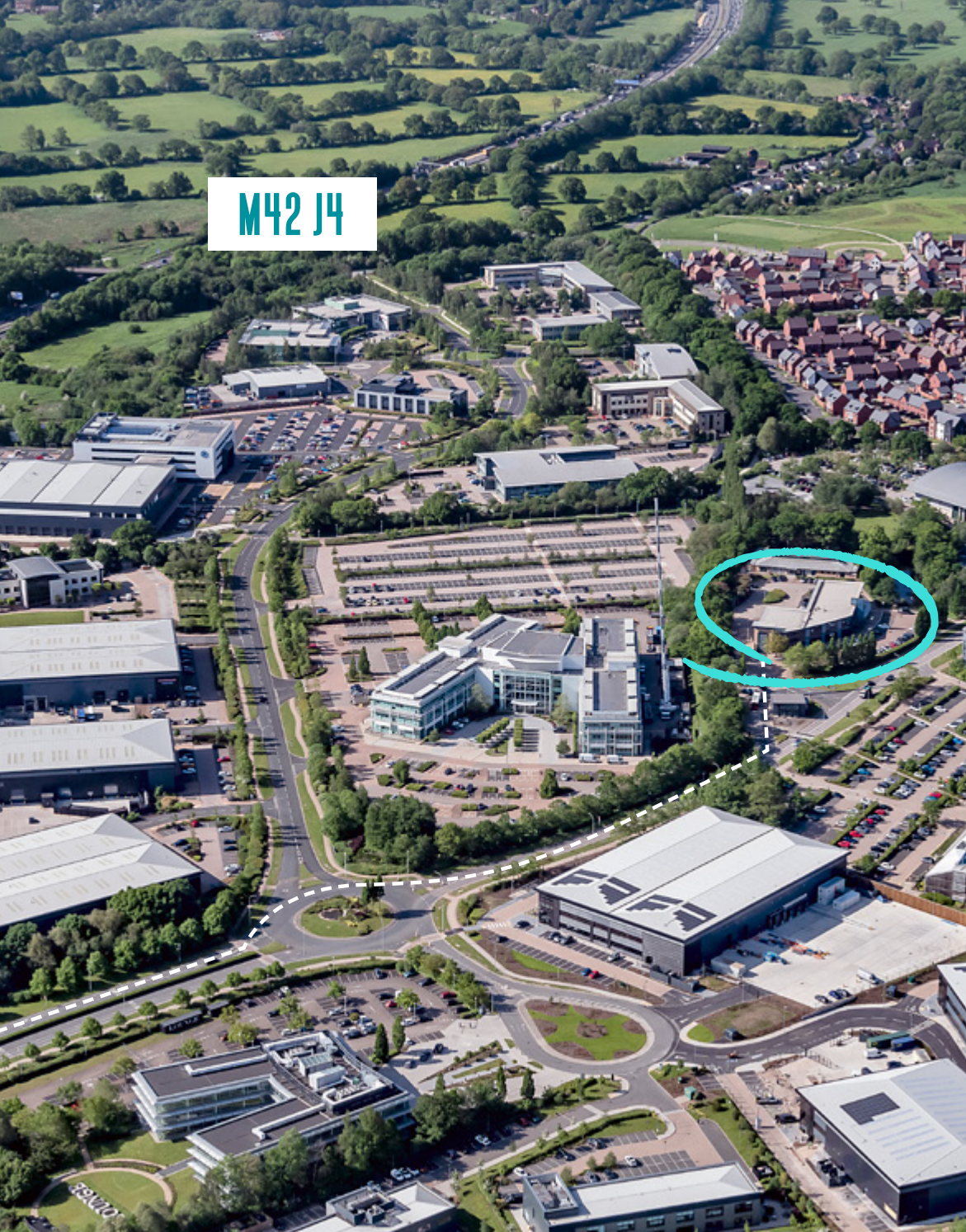
A PRIME LOCATION PROVIDING THE PERFECT SETTING TO ATTRACT & RECRUIT TOP TALENT

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 Airport and Birmingham International Train Station.

M42 J4



With direct access to the M42, the park is superbly located within striking distance of Birmingham.

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.



UN GLOBAL COMPACT

Signatory since 2016



G R E S B

Part of a 5* GRESB Portfolio for the 5th consecutive year

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.

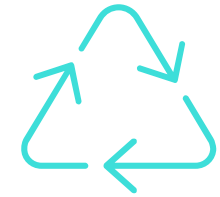
Blythe Valley Park is working towards sustainable criteria that are important to everyone. Building a planet for our future generations starts with sustainability.



70% of estate buildings have an EPC A or B rating.



Rhodium heating/cooling is fully powered by renewable energy.



One Central Boulevard is heated and cooled by renewable energy.



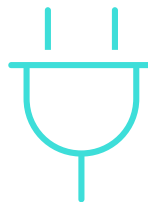
Blythe Gate units rated 'Excellent' for BREEAM New Build.



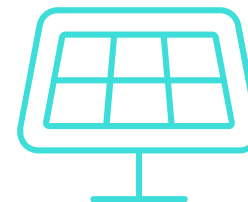
Blythe Gate holds a 'Good' BREEAM in Use rating.



Blythe Valley Park awarded Fitwel 2* Accreditation.



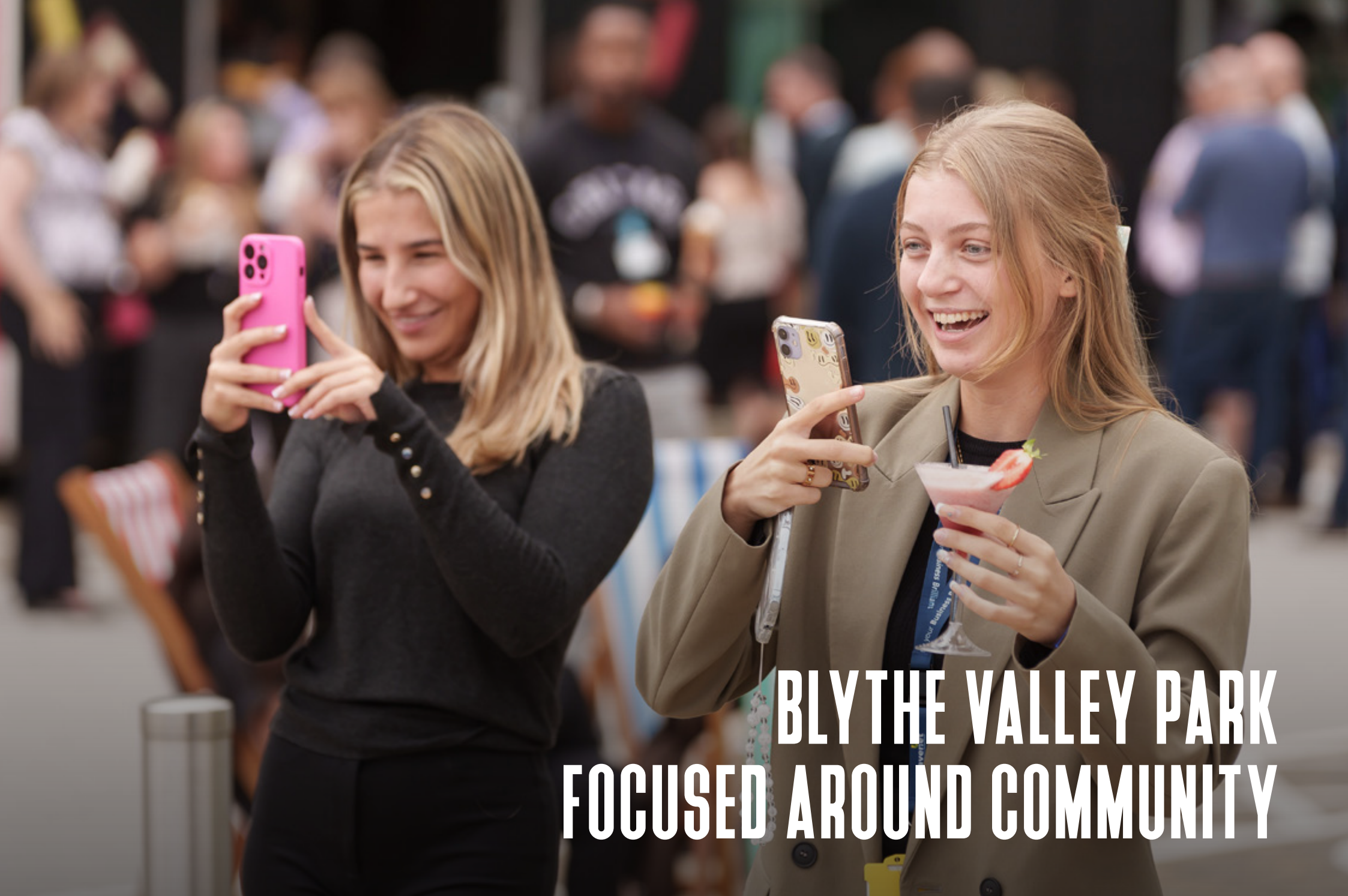
146 EV chargers available across the park.



164kW of solar PV installed at Blythe Gate.



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



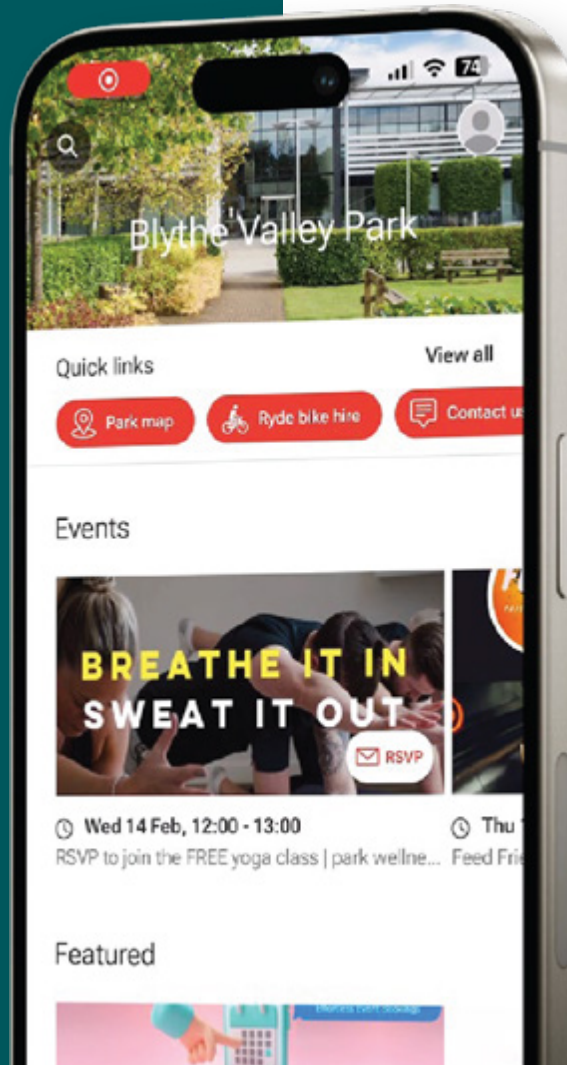
BLYTHE VALLEY PARK FOCUSED AROUND COMMUNITY

122 ACRES OF BUSINESS AND WELLNESS

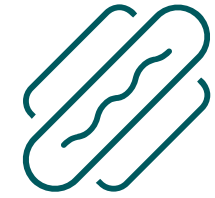
A busy programme of events is organised for occupiers. Wellness and wildlife, talks and walks, pop ups and Foodie Thursdays, plus Summer and Christmas events.

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



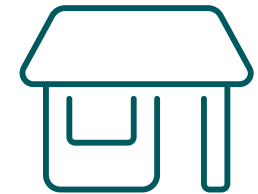
COUNTRY PARK



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.



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.

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BLYTHEVALLEYPARK.CO.UK

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