

FLOW

BIRMINGHAM BUSINESS PARK

HQ OFFICE BUILDING TO LET
19,985 - 62,665 SQ FT

FLOW

*Best-in-class workspace
with unrivalled connectivity
and amenity located in a
thriving business park*



Make an *entrance*

A new extended reconfigured design led double height arrival experience, providing a business lounge and reception facility with the highest quality finishes.

FLOW

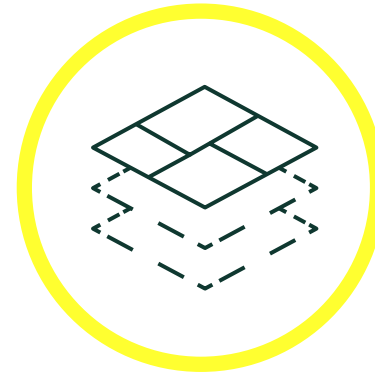
The floor plates have been designed to give tenants maximum flexibility while the generous glazing means the spaces are flooded with light

Space that *flows*

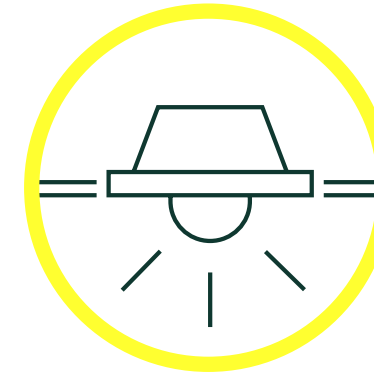
Benchmark defining spec



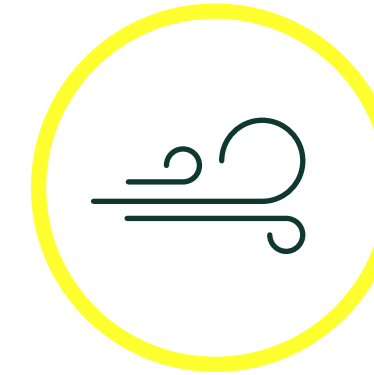
New build double height reception



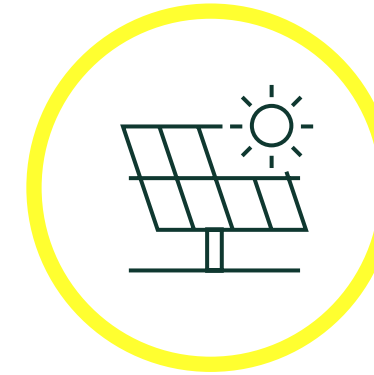
Suspended metal plank ceilings



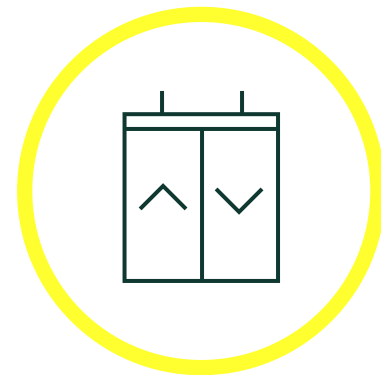
LED lighting



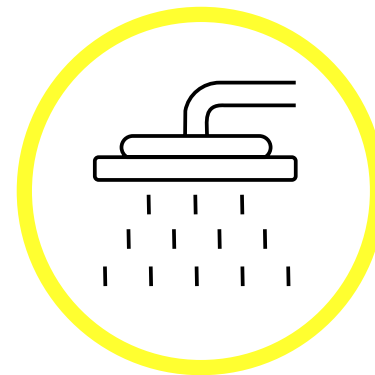
New VRF cooling and heating system



PV - 250 m² rooftop solar panels



2 x 8 person passenger lifts



Showers, male, female and accessible toilets



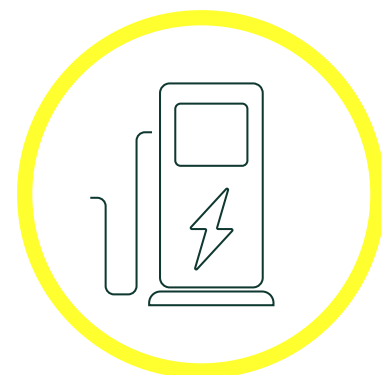
Lockers



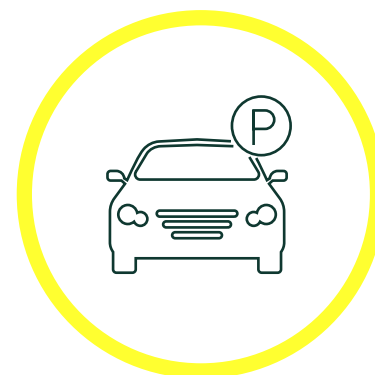
2nd floor roof terraces



Secure cycle store



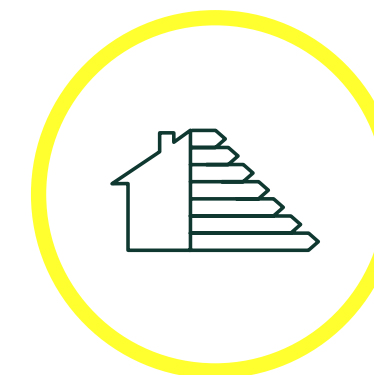
20 EV charge points



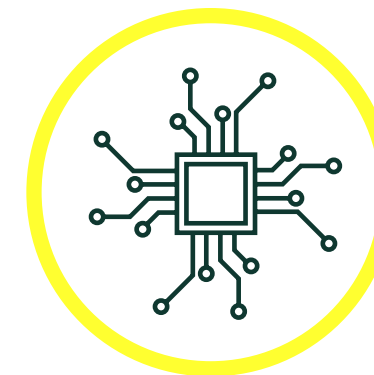
268 dedicated car parking spaces with adjacent overflow



BREEAM - Excellent



EPC - target A



IBOS - intelligent building operating system

Newly created
external space for
meetings or relaxation

FLOW

Re-imagined from top-to-bottom
to cater for the needs of an occupier
both *today and tomorrow*





FLOOR

G

KEY

RECEPTION

OFFICE

CORE



FLOOR	SQ FT	SQ M
2	20,602	1,913.9
1	19,985	1,856.6
G	20,161	1,873.0
Reception	1,917	178.0
TOTAL	62,665	5,821.7

 CAR PARKING 1:234 sq ft

Floor plan not to scale. For indicative purposes only.



FLOOR

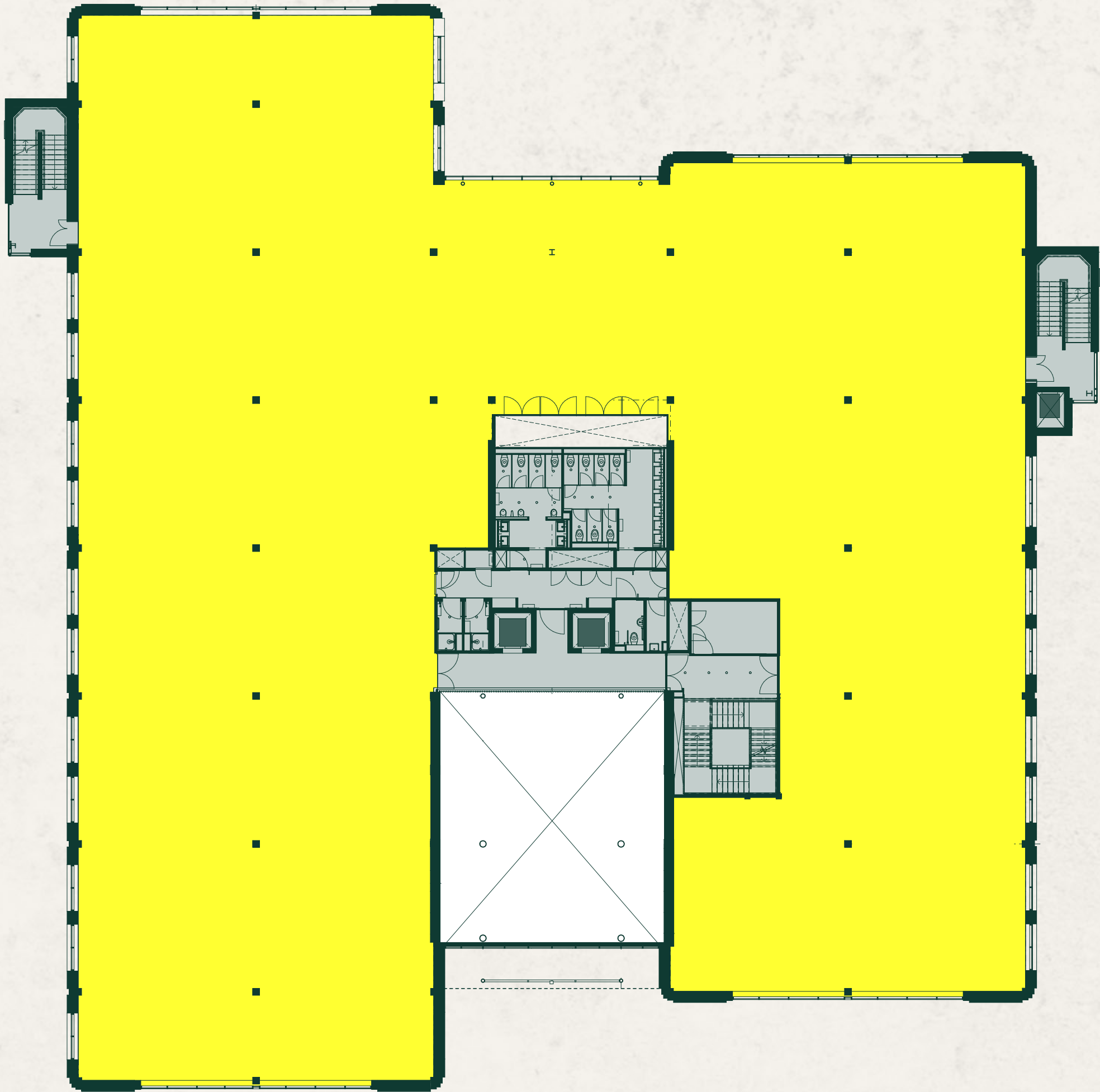
1

KEY

OFFICE

CORE

ATRIUM



FLOOR	SQ FT	SQ M
2	20,602	1,913.9
1	19,985	1,856.6
G	20,161	1,873.0
Reception	1,917	178.0
TOTAL	62,665	5,821.7
CAR PARKING 1:234 sq ft		

Floor plan not to scale. For indicative purposes only.



FLOOR

2

KEY

OFFICE

CORE



FLOOR	SQ FT	SQ M
2	20,602	1,913.9
1	19,985	1,856.6
G	20,161	1,873.0
Reception	1,917	178.0
TOTAL	62,665	5,821.7

	ROOF TERRACE	860 sq ft
	CAR PARKING	1:234 sq ft

Floor plan not to scale. For indicative purposes only.

FLOW



Holman



FLOW

GREGGS



WHSmith

PARK MANAGEMENT OFFICES

MAMMOXX

WHEATNCOFFEE

Shirtcraft

WIGGLES DAY NURSERY

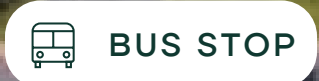
WOODLAND WALK

SOLIHULL PARKWAY



ENTRANCE

ENTRANCE



FLOW

M40

Resorts World
BIRMINGHAM

BIRMINGHAM
INTERNATIONAL

BIRMINGHAM
AIRPORT

nec
thenec.co.uk

Premier Inn
Rest easy

B4438

ENTRANCE

M42

ENTRANCE

Holiday Inn
AN IHG HOTEL

SULZER

ROLLS
ROYCE

FLOW

IAC

CHANGAN

Atos

Canon

GallifordTry

NTT DATA

Mitsubishi

VEOLIA

SSP

DAIKIN

GKN AEROSPACE

KONE

GOODYEAR

Persimmon

MCLAREN

COLAS

BCA

M6

HS2

Neighbours
that *mean*
business

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A452



Proximity to Birmingham
International Station



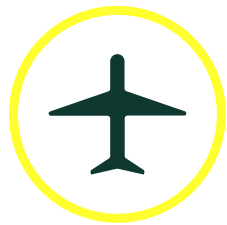
HS2



Proximity to
the airport

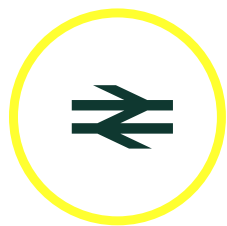


75% of the UK population
within a 3-hour drive



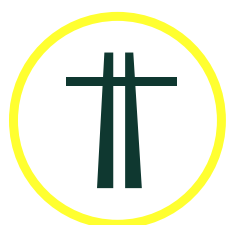
4 min drive to
Birmingham Airport

Paris	1 hour 15 mins
Amsterdam	2 hours 15 mins
Madrid	2 hours 25 mins
Frankfurt	2 hours 50 mins
Dubai	6 hours 42 mins
New York	6 hours 45 mins
New Delhi	9 hours 30 mins



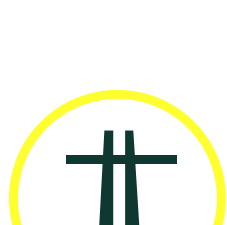
5 min drive to
Birmingham Int. Station

Coventry	10 mins
Birmingham New Street	10 mins
London Euston	1 hour 8 mins
Manchester Piccadilly	1 hour 48 mins
Bristol Temple Meads	1 hour 48 mins
Liverpool	2 hours 10 mins
Leeds	2 hours 20 mins



3 min drive to
Junction 6 M42

J4 M6	1.4 miles	3 mins
Solihull	7.6 miles	12 mins
Coventry	11 miles	20 mins
Birmingham	12.3 miles	22 mins
London	110 miles	1 hour 56 mins



3 min drive to
Junction 6 M42

J4 M6	1.4 miles	3 mins
Solihull	7.6 miles	12 mins
Coventry	11 miles	20 mins
Birmingham	12.3 miles	22 mins
London	110 miles	1 hour 56 mins

1 hour 56 mins



7 min drive to

National Exhibition
Centre & Resorts
World Arena



Bus Service

Frequent bus service to
Birmingham International
& Solihull Town Centre.

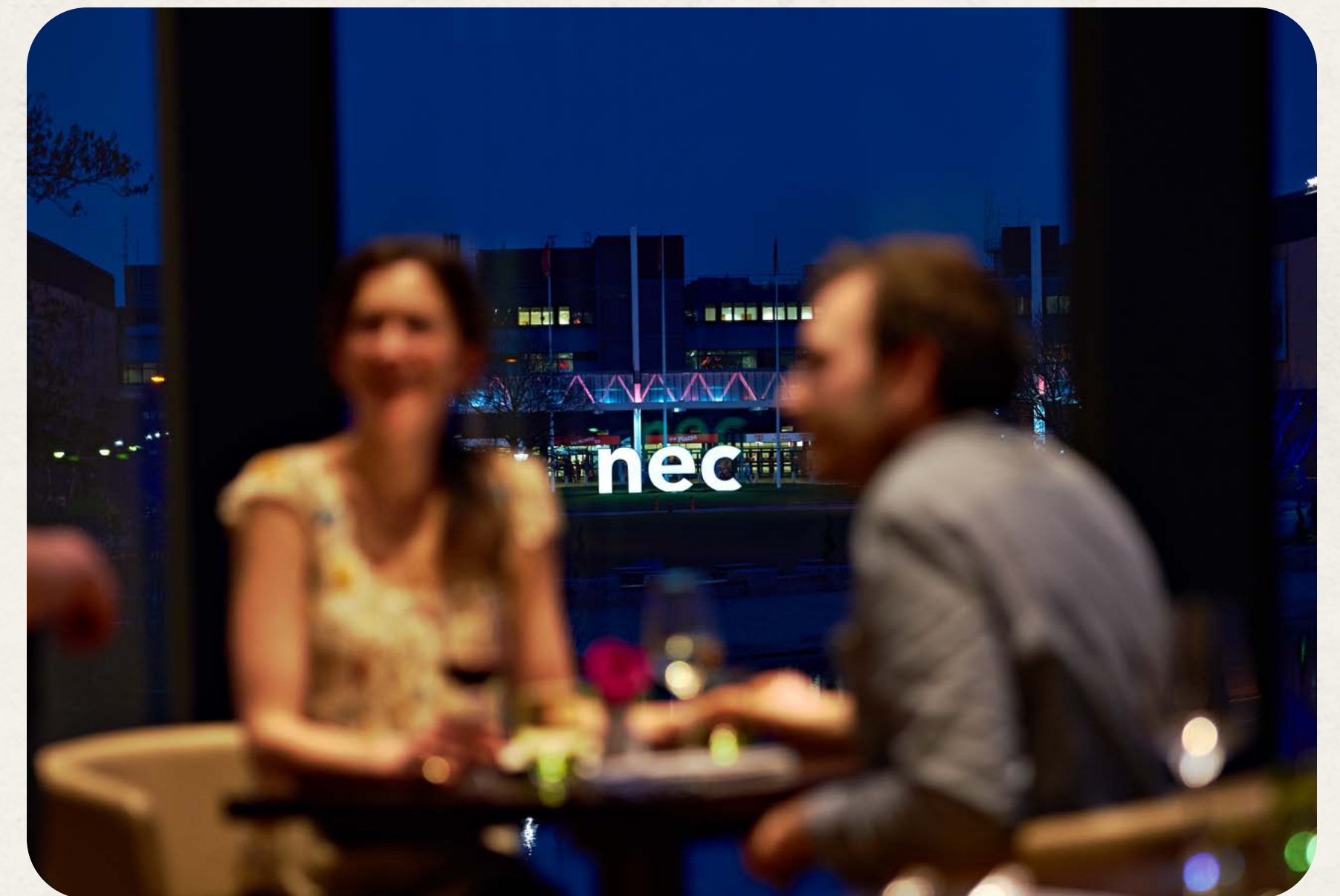
Connected, *near and far*



FLOW



Something
for *everyone*



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A thriving campus



The park prioritises ensuring that every moment spent by the park occupiers is time well invested. From fostering a vibrant community atmosphere with carefully curated green spaces for relaxation and cutting-edge facilities for collaboration, the park strives to create an environment where productivity thrives, and work-life balance is valued.

With the NEC just moments away and a range of clubs and activities at the park, there really is something for everyone all year round.

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150

Over 150 Companies including Canon, Rolls Royce and IMI



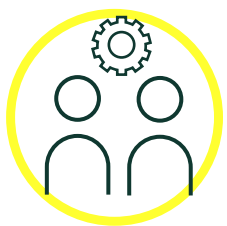
1.9 million sq ft of offices



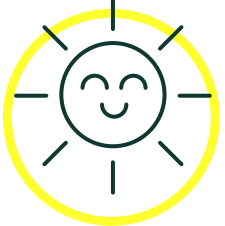
Over 10,000 employees



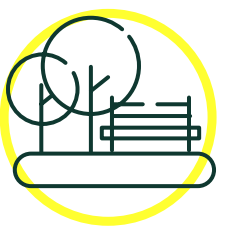
365 overflow car parking spaces



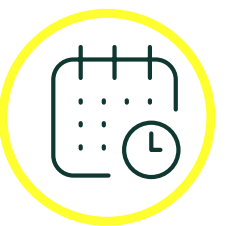
On-site Management team



Vibrant community



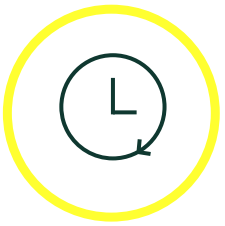
148 acres of landscaped business park



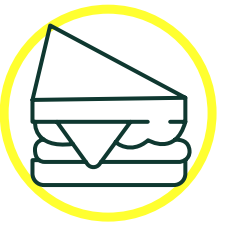
Volunteering opportunities and fundraising events



Regular BBP clubs and activities



24-hour manned security



Seasonal street food events



Park marketing, community & business development manager

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4520 SOLIHULL PARKWAY, BIRMINGHAM
BUSINESS PARK, B37 7YN

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NEWMARK



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February 2025

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