

ONE CENTRAL BOULEVARD

BLYTHE VALLEY PARK, SOLIHULL



FULLY REFURBISHED OFFICE SPACE
IN A LANDMARK BUILDING

AVAILABLE NOW





VIRGIN ACTIVE

ARUP

BUSY BEE NURSERY

REGUS

EXIT

BVIC

ORACLE

RHODIUM

BIRMINGHAM AIRPORT ↑

M42/J4

GOODMAN

M42

M40/ M5 ↓

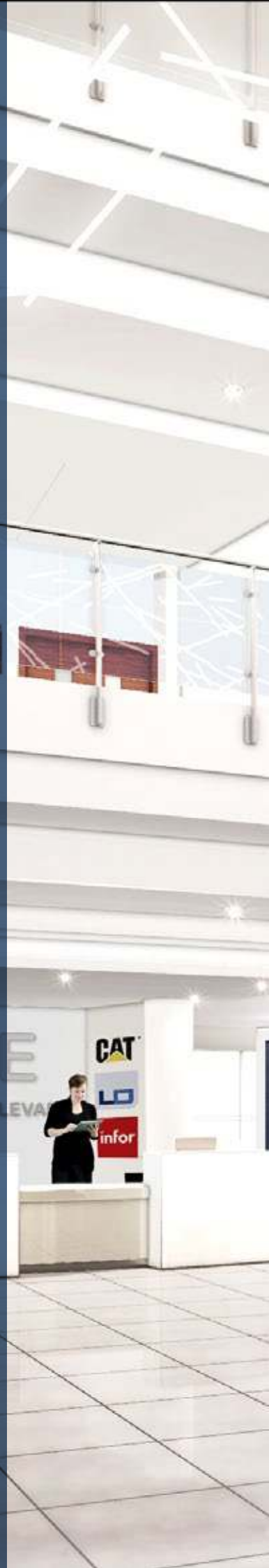
ONE CENTRAL BOULEVARD AT THE HEART OF BLYTHE VALLEY PARK, FROM THE M42 TO YOUR OFFICE IN 1 MINUTE.

ARRIVE IN
STYLE
A NEWLY
LANDSCAPED
AVENUE
WELCOMES
VISITORS
TO THE
IMPRESSIVE
ENTRANCE OF
ONE CENTRAL
BOULEVARD.





MEET & GREET A
PRESTIGIOUS FULL
HEIGHT ATRIUM, GIVES
AN INSPIRING FIRST
IMPRESSION, WITH
RECEPTION, BREAK
OUT SPACE AND
COMMUNAL CAFE





SEE THE LIGHT
SPACIOUS FLOOR PLATES,
FLOODED WITH LIGHT
OFFERING GRADE A OFFICE
SPACE AND VIEWS OVER
BLYTHE VALLEY PARK





LET'S TALK SPECIFICS

TOTAL
39,453 SQ FT

TOTAL
39,847 SQ FT

TOTAL
34,183 SQ FT

S

F

G

SPECIFICATION:

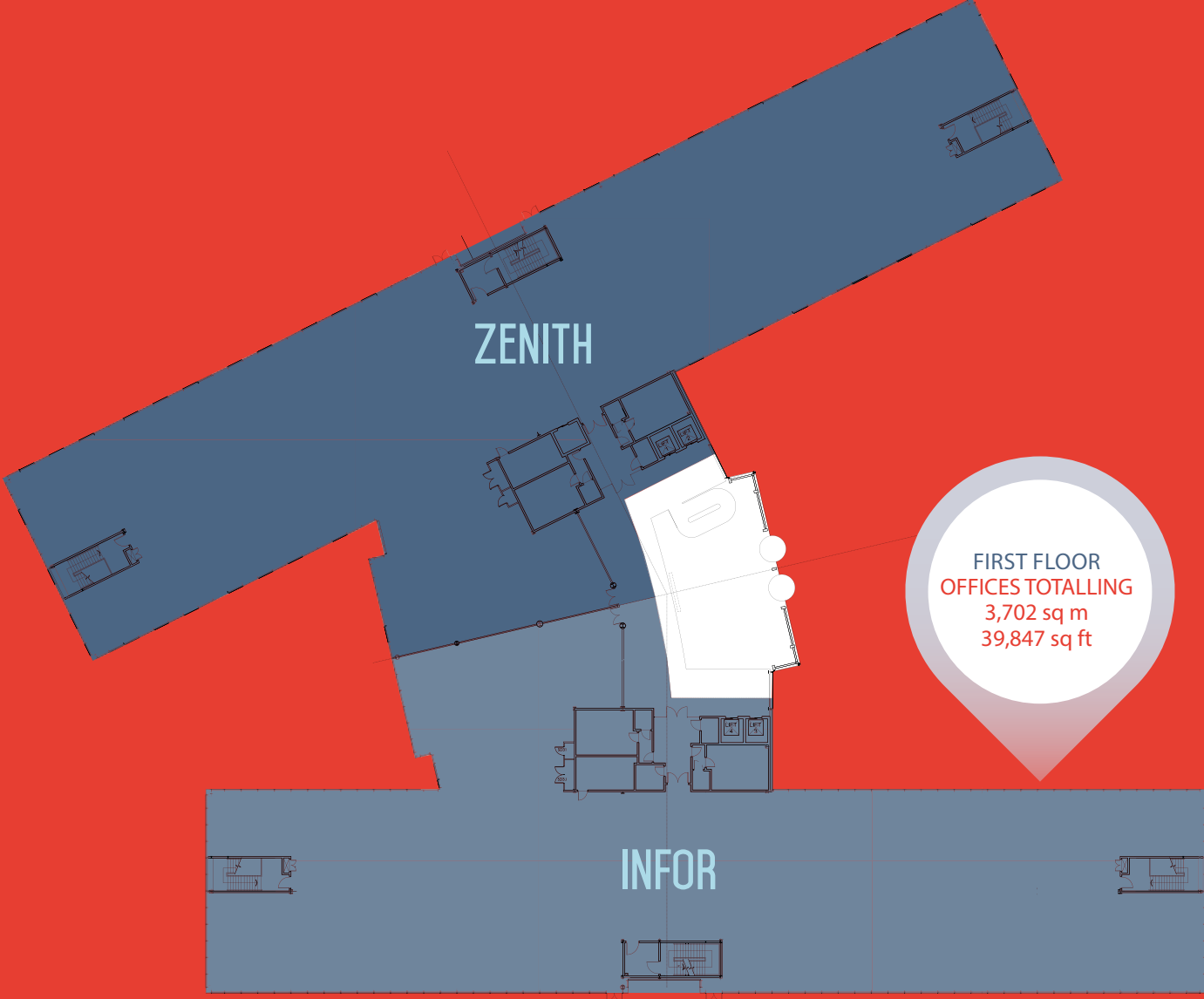
- Grade A accommodation
- Variable air volume air conditioning (VAV)
- Suspended ceilings with LED lighting
- 225 mm raised access flooring
- Triple height reception
- Floor to ceiling height - 3m
- 4 passenger lifts
- 1 goods lift
- 12 shower facilities
- Cycle and motorcycle covered parking
- Parking Ratio 1:273 sq ft
- Cafe

GROUND FLOOR



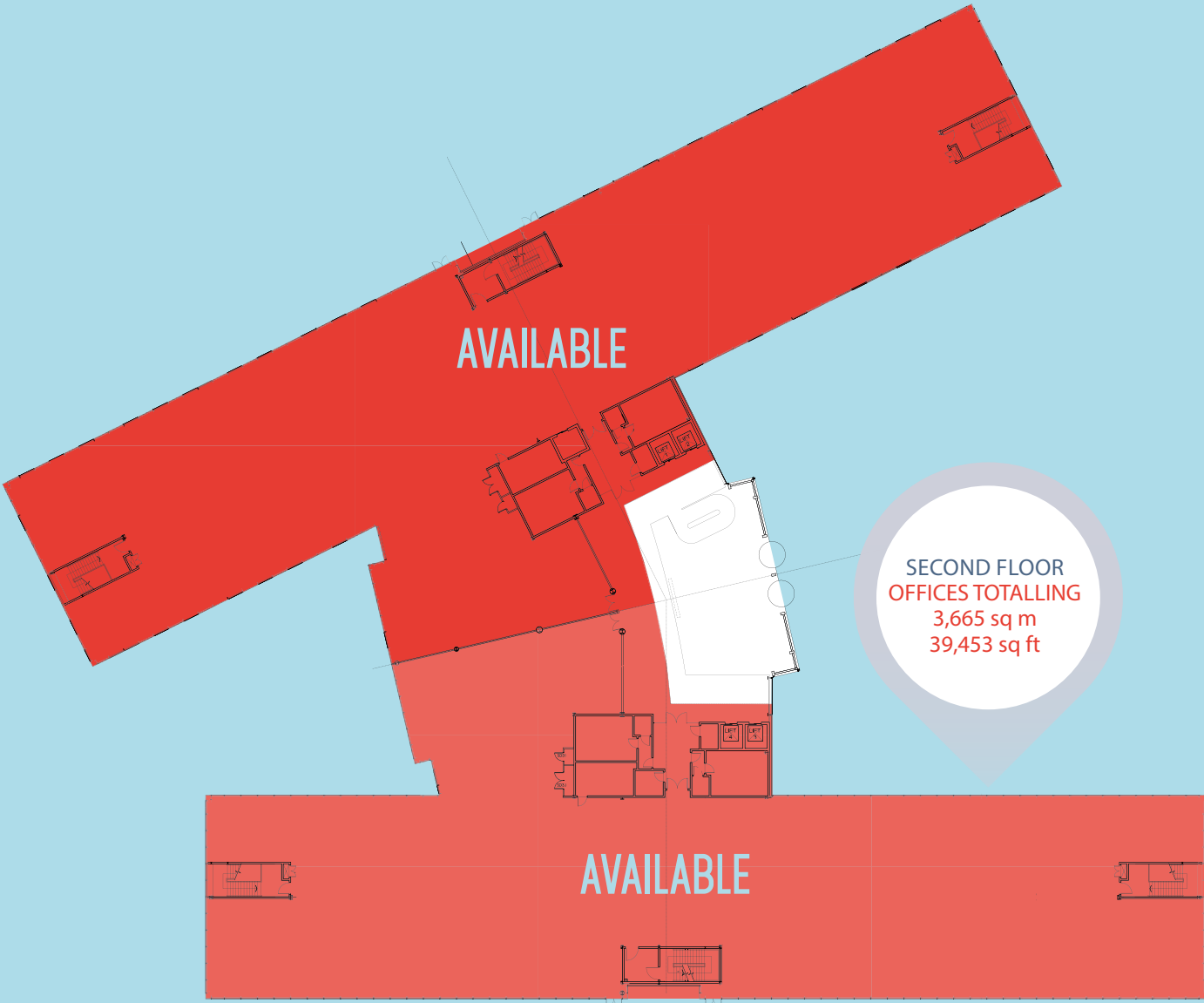
SPACE AVAILABLE
17,810 SQ FT

FIRST FLOOR



FULLY LET

SECOND FLOOR



SPACE AVAILABLE
39,453 SQ FT



A walk in the park

SURROUND YOURSELF WITH
STUNNING PARKLAND





work it out

THE VIRGIN ACTIVE HEALTH CLUB AT BLYTHE VALLEY PARK OFFERS 80 DIFFERENT CLASSES A WEEK, LUXURIOUS INDOOR & OUTDOOR POOLS, SPA FACILITIES AND A FIRST CLASS GYM.

As well as a 122 acre Country Park with a nature trail and bird hide, we are home to a Virgin Active Gym and Health Spa, complete with outdoor and indoor swimming pools. You and your staff will never be short of an opportunity to relax, work out, have a treatment, take a class or simply enjoy the splendours of the peaceful outdoors that surrounds Blythe Valley Park.

“

Blythe Valley Park's Virgin Active Health Club is a thriving and popular destination with over 6,000 members taking advantage of the world class facilities and equipment on offer. With expert trainers in their fields members will gain a complete club experience when joining this Club. Whether it is sweating it out in the gym or taking a relaxing dip in the pool at Virgin Active Blythe Valley there is something for everyone.

Andrew Lightbown, General Manager

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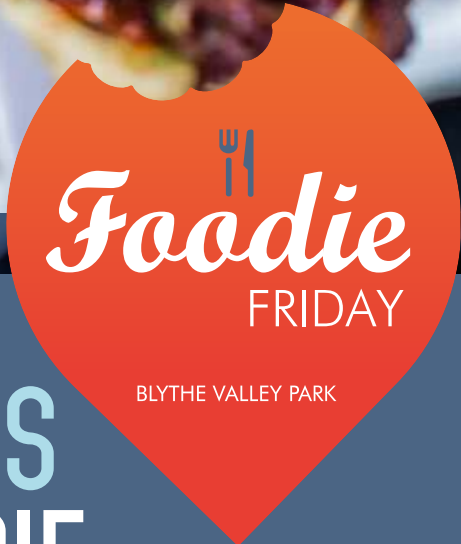


join the fun





A WALK IN THE PARK



Foodie
FRIDAY

BLYTHE VALLEY PARK

REGULAR EVENTS
INCLUDING FOODIE
FRIDAY'S - BRINGING
TOGETHER OCCUPIERS AT
BLYTHE VALLEY PARK.



playtime





- Capacity for 120 children
- Ofsted rating 'GOOD' November 2013
- 5 star rating from the local authority
- Large garden with wildlife and growing areas for the children
- Busy Bees Centre of Excellence for Catering Standards
- A newly refurbished nursery, with large, fully equipped rooms to enable the children to explore and experience different learning area

THE ON SITE BUSY BEES NURSERY PROVIDES A HAPPY, SAFE AND SECURE ENVIRONMENT FOR PRE-SCHOOL CHILDREN.



Blythe Valley Park is a fantastic environment in which children can both learn and play. The Country Park and nature trail are a great extension of education for the children and we are lucky to have it on our doorstep. The accessibility of the site means that we can cater to families in the surrounding towns and villages easily, and with the onsite park security and management, parents can feel assured that the nursery is in a safe, secure environment.

Leanne Harris, Nursery Manager



IN THE 122 ACRE COUNTRY PARK, WALK, RUN, CYCLE OR JUST SIT AND ENJOY THE PICTURESQUE LANDSCAPED SURROUNDINGS.



Blythe Valley Park Nature Trail has been designed to help guide visitors around the Country Park. There are a number of interpretation boards located around the Nature Trail which have information on the variety of wildlife that can be found in the Country Park.

West Midlands Bird Club assist Blythe Valley Park by maintaining bird boxes and encouraging groups to visit the Country Park and bird hides.



take a walk



easy access



Strategically situated at the hub of the UK's motorway system, Blythe Valley Park offers the very best access on a national and local scale. Reflecting the communication needs of modern business, Blythe Valley Park offers unparalleled transportation links being situated adjacent to the M42 and within a short drive of Birmingham Airport and its rail terminal.



Blythe Valley Park offers direct and frequent bus services to Solihull town centre, Birmingham International Station and Birmingham City Centre.



There are several rail stations within a 3 mile radius of Blythe Valley Park.



Solihull Town Centre	4 miles	9 mins
Birmingham Airport	7 miles	12 mins
Birmingham Int. Station	7 miles	12 mins
Birmingham City Centre	12 miles	26 mins
Coventry	15 miles	23 mins
Central London	108 miles	140 mins

Source: Google maps

Staff working at Blythe Valley Park are encouraged to take advantage of the parkwide car sharing scheme. The Blythe Valley Park Travel Share Scheme is FREE to join for all Blythe Valley Park occupiers.



◀ M5

LOCATED IN
THE HEART
OF ENGLAND,
AT THE
CENTRE OF
THE UK'S
TRANSPORT
NETWORK.



SAT NAV: **B90 8AA**

join the success...

Blythe Valley Park has attracted, and is home to, a wide range of successful businesses. As well as it's beautiful setting, the Park's success is due in part to the exceptional estate management team who work hard to create meaningful and lasting working relationships with our occupiers, whilst around the clock security presence in combination with a comprehensive CCTV and Vehicle Recognition System provides a safe and secure working environment for occupiers 24 hours a day.

SIEMENS PLC

INFOR REGUS

HARMAN KARDON

ITRADE NETWORK

GOODMAN

BALFOUR BEATTY

BUSY BEES VIRGIN
NURSERY ACTIVE
HILL HOFSTETTER
ENZEN GLOBAL ESKO ST JAMES'S
KIER PLACE
GROUP
ARUP
ORACLE ZENITH INFRASTRUCTURE GROUP WIRELESS

NOT YOUR AVERAGE 9-5

WHICHEVER WAY YOU LOOK AT IT

Blythe Valley Park is the place to



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