

ONE CENTRAL BOULEVARD

BLYTHE VALLEY PARK, SOLIHULL



FULLY REFURBISHED OFFICE SPACE
IN A LANDMARK BUILDING

AVAILABLE NOW





VIRGIN ACTIVE

ARUP

BUSY BEES NURSERY

REGUS

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.



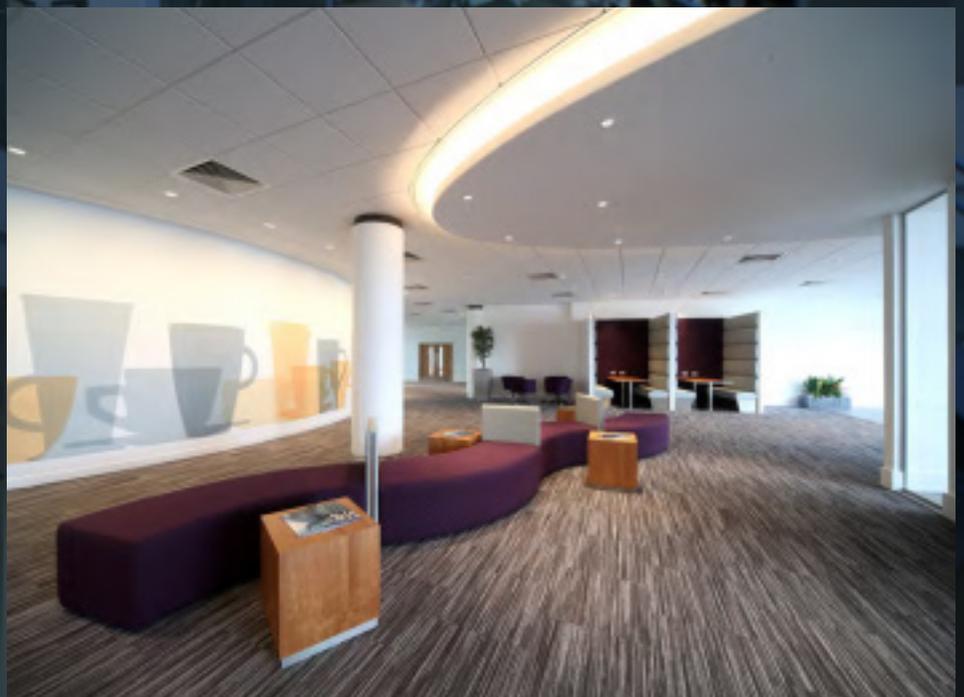
ARRIVE IN
STYLE
A NEWLY
LANDSCAPED
AVENUE
WELCOMES
VISITORS
TO THE
IMPRESSIVE
ENTRANCE OF
ONE CENTRAL
BOULEVARD.



ONE

CENTRAL BUILDING

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

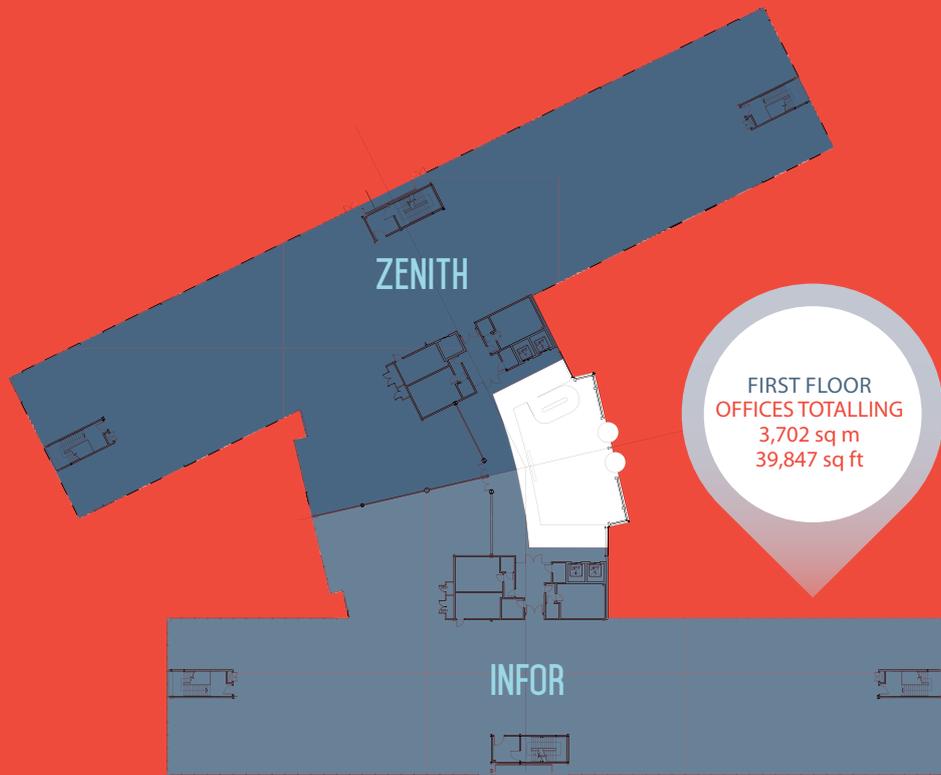
GROUND FLOOR

SPACE AVAILABLE
17,810 SQ FT



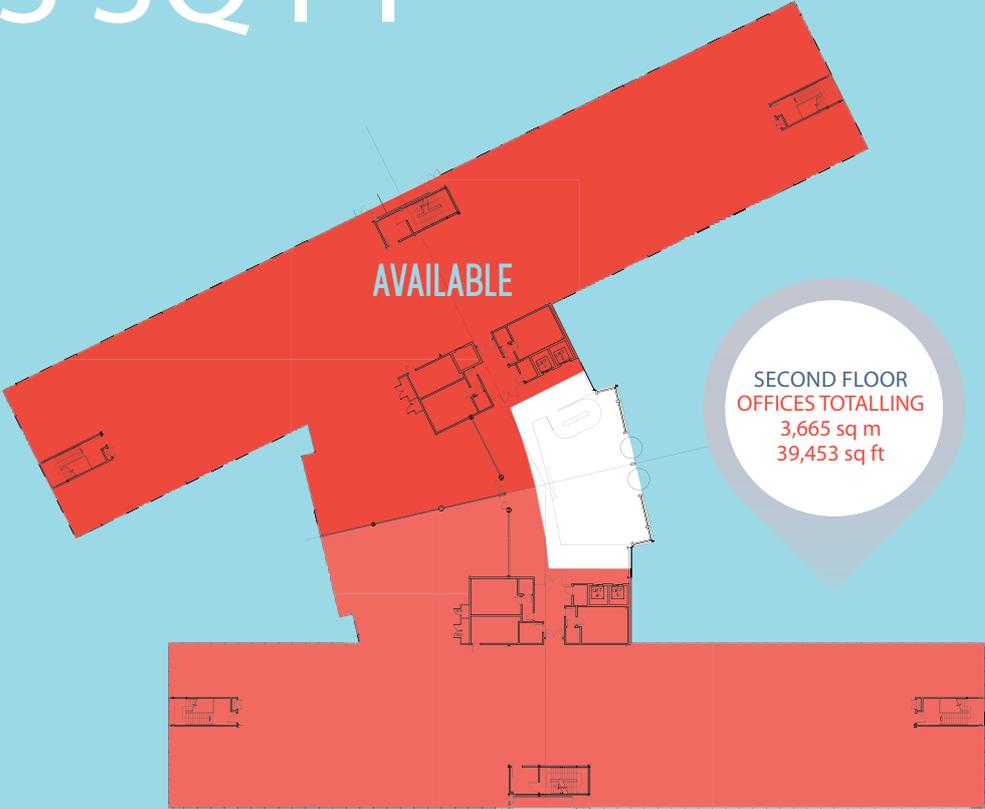
FIRST FLOOR

FULLY LET



SECOND FLOOR

SPACE AVAILABLE 39,453 SQ FT



NOT YOUR AVERAGE 9-5

WHICHEVER WAY YOU LOOK AT IT

Blythe Valley Park is the place to



BLYTHEVALLEYPARK.CO.UK



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A walk in the park

BLYTHE VALLEY PARK, SOLIHULL



BLYTHE VALLEY PARK



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

”



join the fun






Foodie
FRIDAY

BLYTHE VALLEY PARK

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

LIKE WHAT YOU SEE? VIEW MORE EVENTS AND NEWS
ON BULLETIN: BLYTHEVALLEYPARK.CO.UK/BULLETIN



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 areas

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

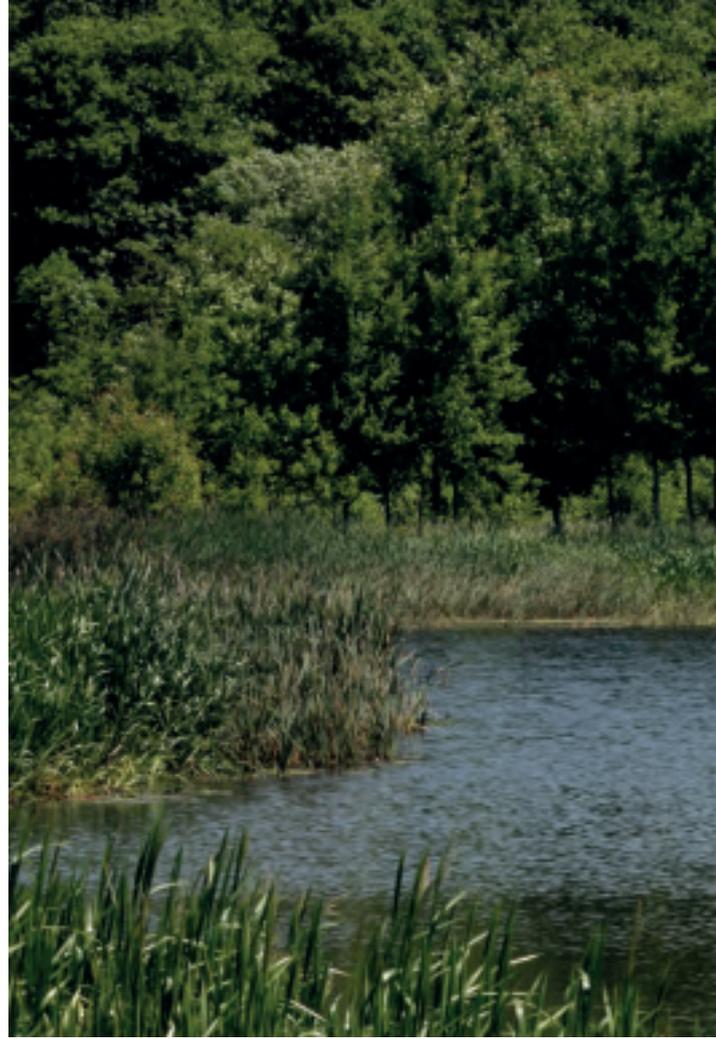


Blythe Valley Park is a fantastic environment in which children can both learn and play. The Country Park and nature trail are a great extension of education for the children and we are lucky to have it on our doorstep. The accessibility of the site means that we can cater to families in the surrounding 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.



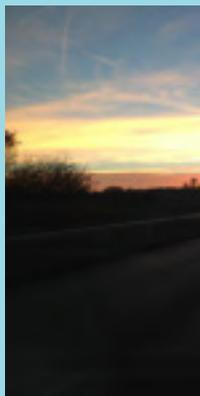
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The Blythe Valley Park walks have been designed to help guide visitors around the Country Park. There are a number of boards located around the park with information about the variety of wildlife that can be found in the Country Park.

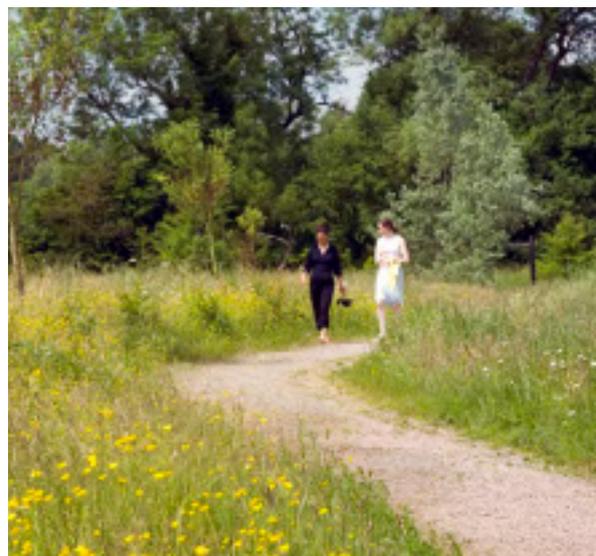
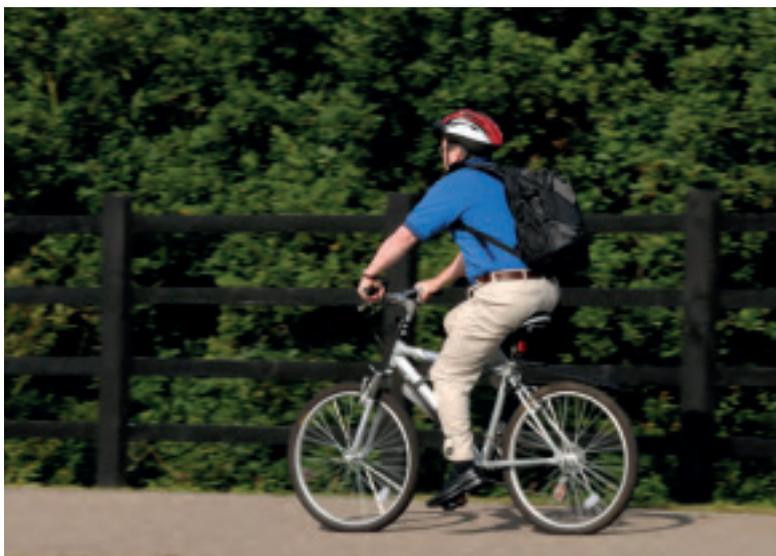
West Midlands Bird Club assist Blythe Valley Park by maintaining bird boxes and encouraging groups to visit the Country Park.

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OCCUPIERS FROM
ACROSS THE PARK
ARE ENCOURAGED
TO GET INVOLVED
WITH EVENTS AND
COMPETITIONS.



take a walk



ABOVE: SOME OF OUR PHOTOGRAPHY COMPETITION WINNERS.

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.



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.

IM Properties are planning a secure, 500 space decked car park with spaces available either on a pay & display or annual licence basis.



There are several rail stations within a 5km radius of Blythe Valley Park: Birmingham International Station operates 3 trains an hour to London Euston with a journey time of around 70 minutes.

Solihull, Widney Manor and Dorridge, on the Chiltern Line between London Marylebone and Birmingham. (Chiltern Railways, Virgin Trains). Shirley, Whitlock's End, Wythall, Earlswood and The Lakes on the Birmingham to Stratford line. Birmingham New Street is on the London Euston to Manchester Line (Virgin Trains).

RAILWAY STATION INFO:

Dorridge Train Station

Number of car parking spaces: 36 with 6 accessible spaces. There is also an overflow car park off Grange Road with 110 spaces. Number of cycle racks: 30

Widney Manor Train Station

Number of car parking spaces: 266 with 11 accessible spaces. Number of cycle racks: 28

Birmingham International Train Station

Number of car parking spaces: 2,124 with 28 accessible spaces. Number of cycle racks: 14

Solihull Train Station

Number of car parking spaces: 290 spaces with 17 accessible spaces. Number of cycle racks: 16

Warwick Parkway Train Station

Number of car parking spaces: 589 with 8 accessible spaces. Number of cycle racks: 18



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. 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 DS SMITH

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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