

# CORNWALL HOUSE

BLYTHE VALLEY PARK

4,312 SQ FT  
GRADE A OFFICE SPACE  
AVAILABLE NOW  
2,359 SQ FT COMING JULY '24





# ALL ABOUT BLYTHE VALLEY PARK

**OFFICE SPACE IN THE WEST MIDLANDS  
PREMIER BUSINESS PARK.  
IT'S ALL HERE!**

Blythe Valley Park is a thriving business community which has a focus on wellness, making it more than just your typical 9-5 workplace. It sits within 122 acres of picturesque parkland and boasts outstanding on-site facilities such as a nursery, coffee shop and a Virgin Active gym complete with indoor/outdoor swimming pools.



# ALL IN THE TAIL DETAIL DE



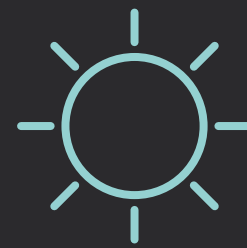
4 pipe fan coil  
air conditioning



Raised access  
flooring



Cat A  
refurb



Daylight sensitive  
PIR LED lighting



Passenger  
lift



16 parking spaces +  
additional available



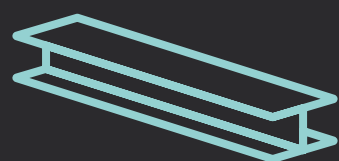
EPC 'C' 69



Brand new  
reception



Planned provision  
EV parking spaces



Modern exposed  
services







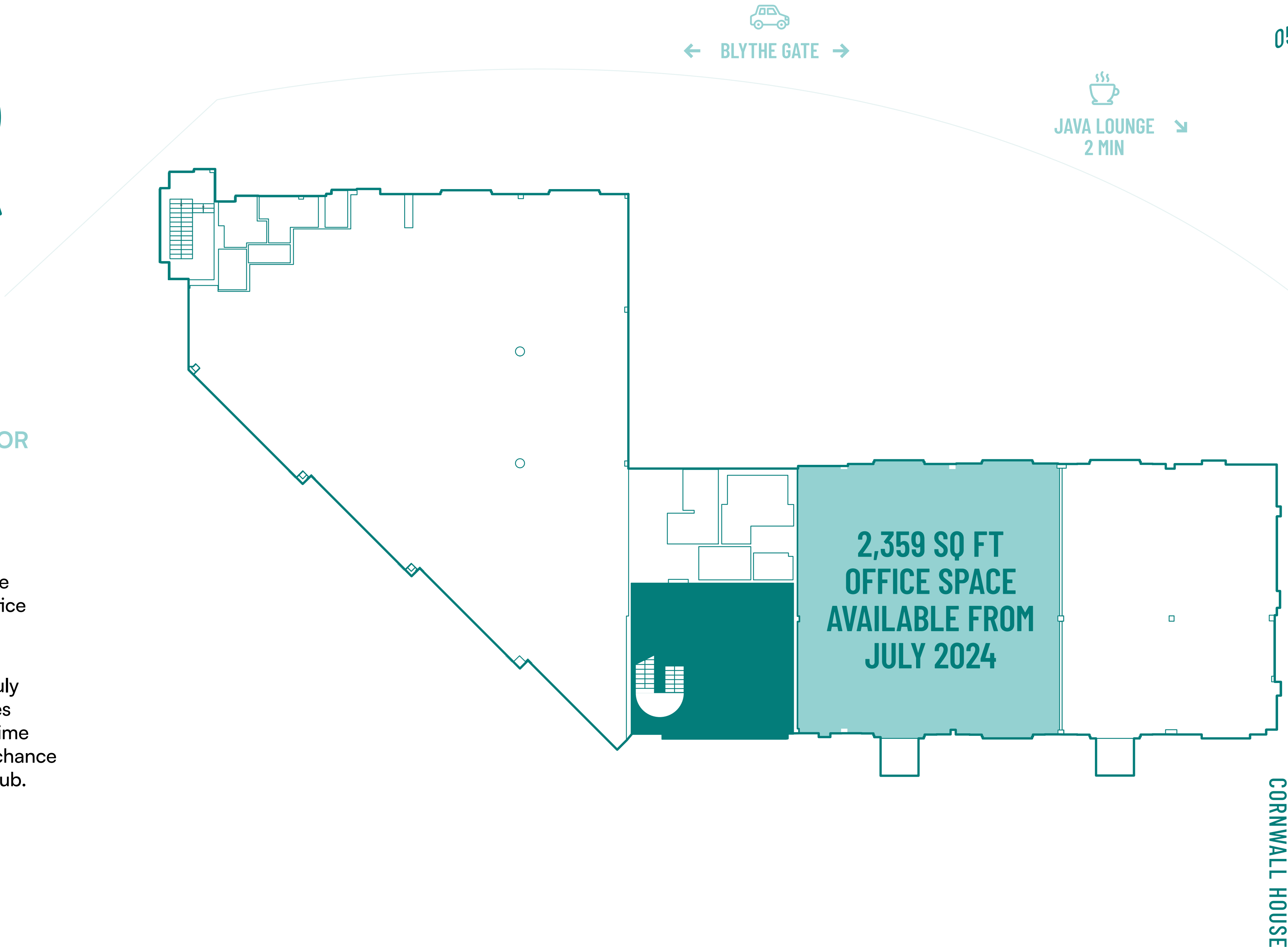


# FLOOR PLAN

**2,359 SQ FT** GROUND FLOOR OFFICE SUITE

Located in the centre of Blythe Valley park, Cornwall House provides a spacious and versatile working environment with exceptional quality office space suitable for all kinds of businesses.

A 2,359 sq ft office suite will be available from July 2024, providing a rare opportunity for businesses to join the Blythe Valley Park community. This prime location in the heart of the park offers a unique chance for businesses to be part of a thriving business hub.



Plans not to scale. For identification purposes only.

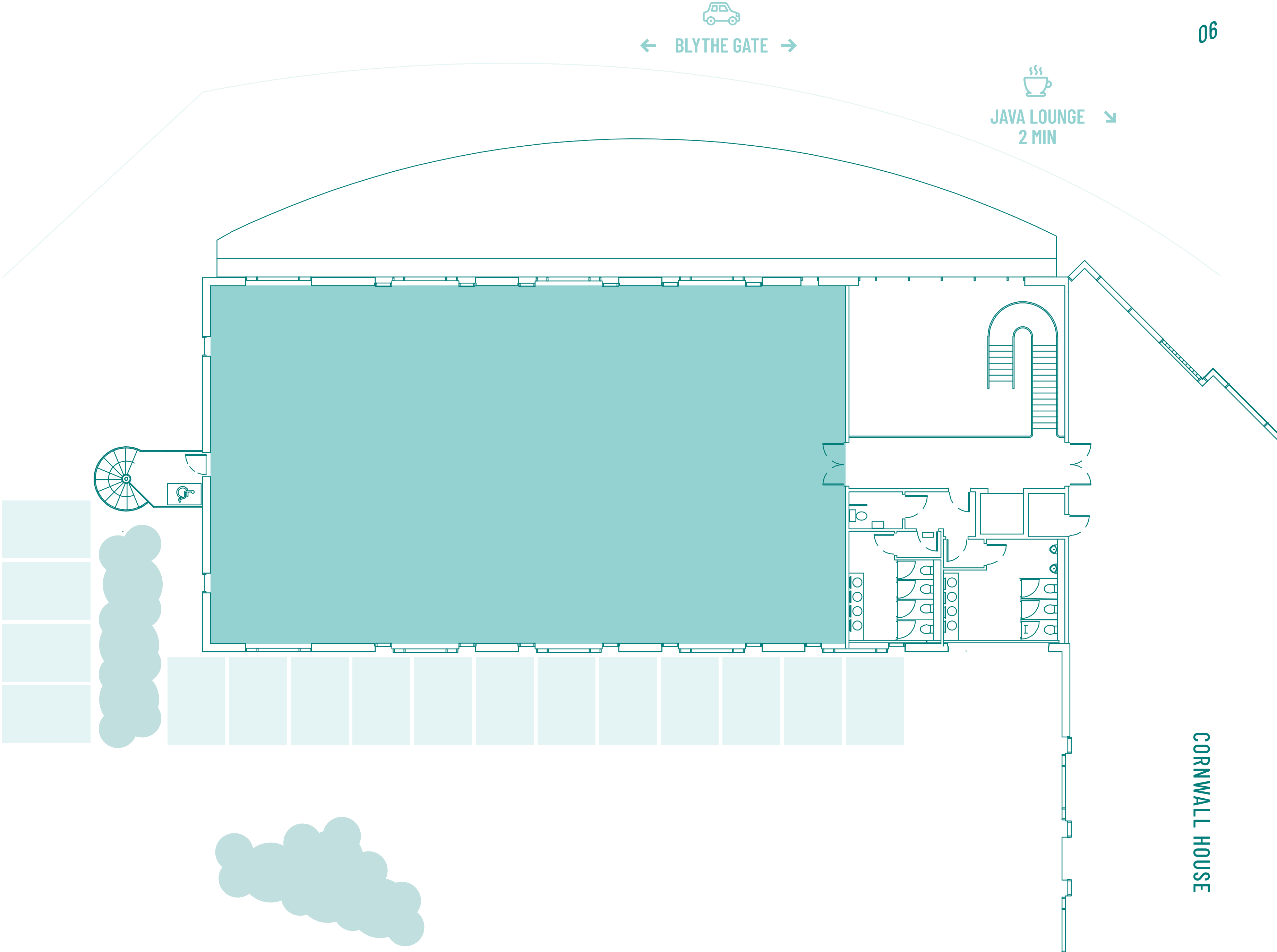
# FLOOR PLAN

4,312 SQ FT FIRST FLOOR OFFICE SUITE

Located in the centre of Blythe Valley park, Cornwall House provides a spacious and versatile working environment with exceptional quality office space suitable for all kinds of businesses.

A 4,312 sq ft office suite is available on the first floor, providing a rare opportunity for businesses to join the Blythe Valley Park community. This prime location in the heart of the park offers a unique chance for businesses to be part of a thriving business hub.

Plans not to scale. For identification purposes only.









# GO ALL OUT

With a varied program of events throughout the year, there's always something to get involved in. From catching some live music and street food at Foodie Thursdays to winding down with a yoga session, your employees will be able to enjoy all of the benefits that Blythe Valley offers. The PIP app offers all the latest news, events & special offers from across the park and the local community.

"A PLACE WHERE URBAN  
WORKSPACE SEAMLESSLY  
CONNECTS WITH NATURE."





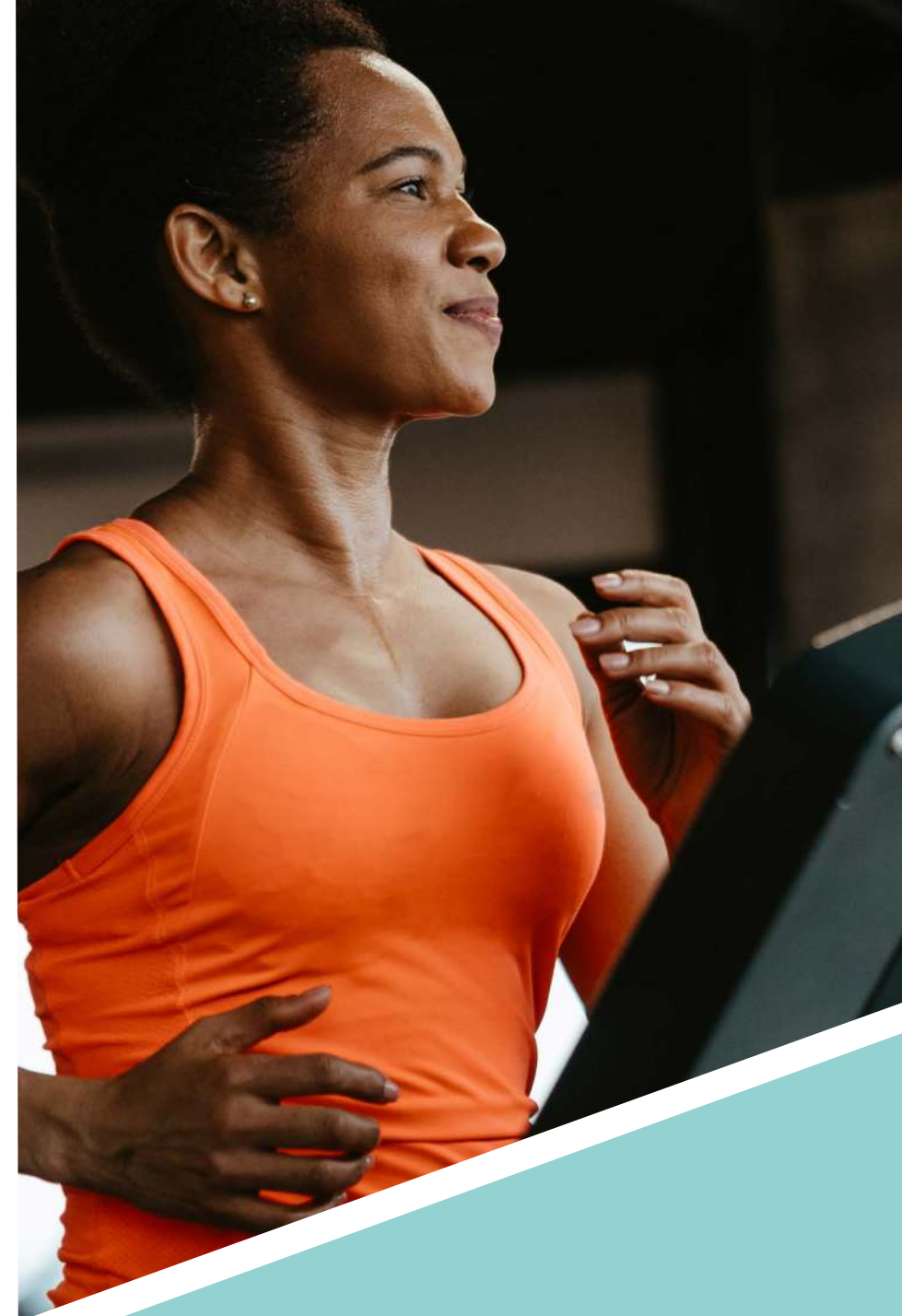
### All good

We are a spacious and 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, created this contemporary coffee shop especially for our business community.



### 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.



### 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 bikes and cycling routes give occupiers the chance to enjoy our 122-acre country park.







# LOCATION

## LOCATION

### LOCATION

Blythe Valley Park is situated in a prime location that provides the perfect backdrop for attracting and recruiting top talent. As part of a thriving community, Blythe Valley Park is just a short 10-minute drive from Solihull, a beautiful and prosperous borough located in the green belt south-east of Birmingham.

Consistently listed as one of the 'Best Places to Live in the UK', Solihull offers an ideal work-life balance. This area is home to well-known brands such as John Lewis which can be found at the Touchwood Shopping Centre, as well as an abundance of exceptional restaurants. Additionally, the wider Solihull area provides easy access to the NEC, Birmingham International Airport and train station making it an ideal place to live and work.



# WE'RE ALL HERE HERE

Blythe Valley Park is home to impressive, forward thinking companies. Thanks to the park's reputation, it's the perfect place to grow your business alongside other inspiring occupiers such as Gymshark, Lounge and Hofer.

J4 M42 | SOLIHULL

**SAT NAV: B90 8AF**

CORNWALL HOUSE





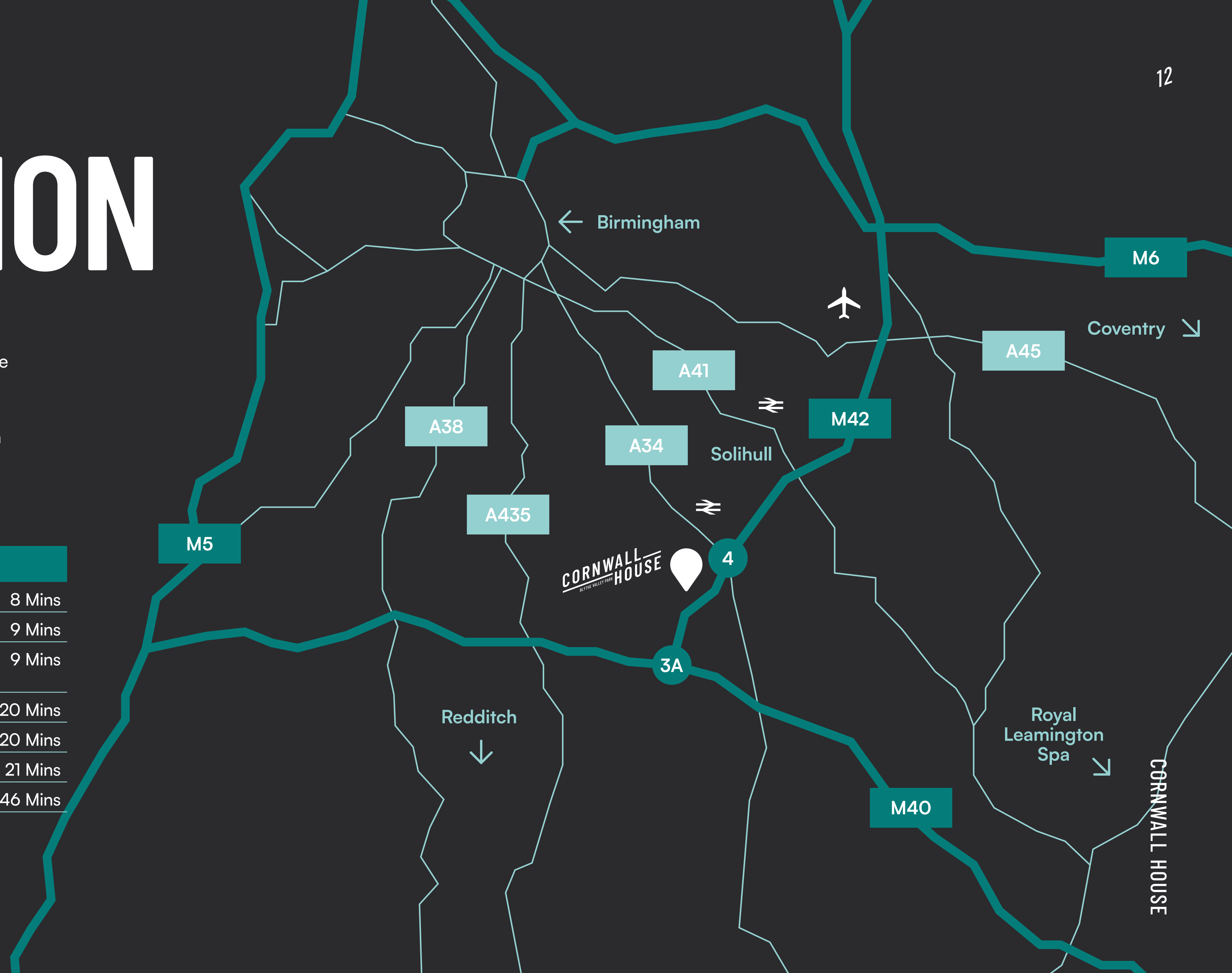
# LOCATION

With direct access to the M42, the park is superbly located within striking distance of one of the UK's largest urban areas.

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
Wydney Manor Train Station	4 Miles	9 Mins
Birmingham International Airport and Train Station	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





## AGENT DETAILS:



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[www.blythevalleypark.co.uk](http://www.blythevalleypark.co.uk)  
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