

ONE CENTRAL BOULEVARD

BLYTHE VALLEY PARK, SOLIHULL

UP TO 41,610 SQ FT
AVAILABLE NOW





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

A UNIQUE BUSINESS ENVIRONMENT

The park is set within 122 acres of beautiful parkland, which is available for all of your employees and guests to enjoy. It also has excellent on-site amenities including a nursery for working parents, a stylish coffee house and a well-equipped gym with indoor and outdoor swimming pools. A brand new Co-op convenience store will also be opening at our new neighbourhood centre in 2022.



BE PART OF IT

Blythe Valley Park is a thriving business community with wellbeing at its heart. With a varied program of events throughout the year, there's always something to get involved in. Whether it's catching some live music and street food at Foodie Friday, winding down with yoga sessions, learning about mindfulness on our Mindful Walks, or getting involved in any one of our many other events throughout the year – your employees will be able to enjoy all of the benefits that Blythe Valley offers.

Thriving in today's competitive business environment requires dedication and hard work; and health and wellbeing are an essential foundation to success. That's why Blythe Valley Park is much more than just a collection of buildings; it's a complete environment with dynamic space that emanates a sense of community.

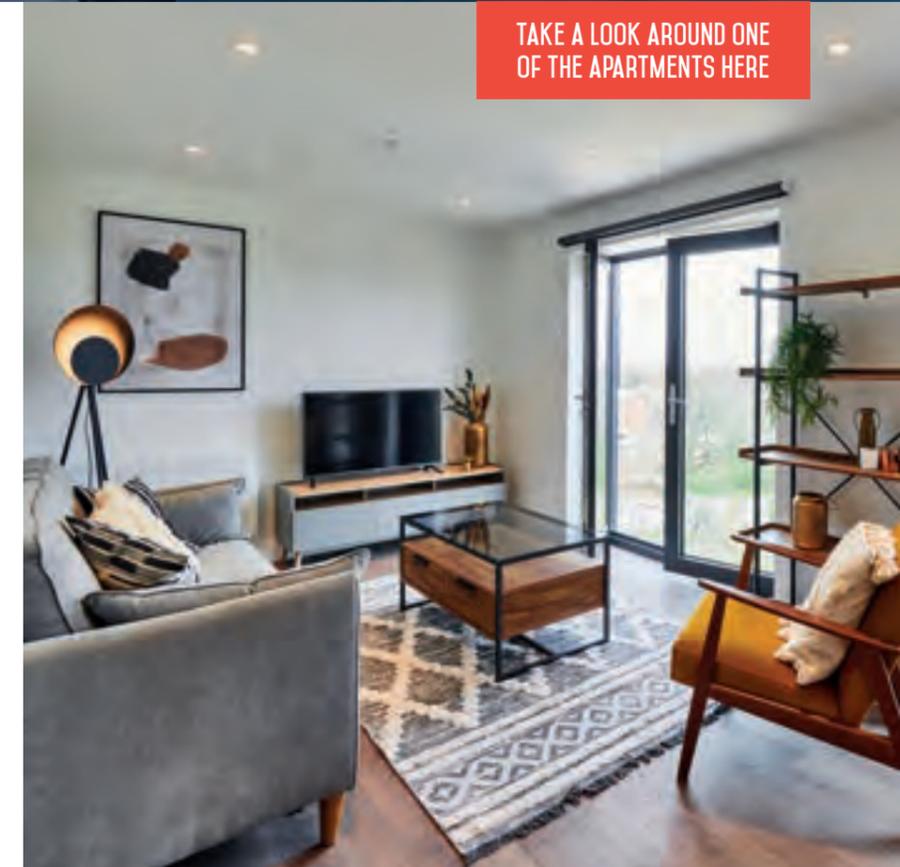
We regularly host occupier events including 'Foodie Fridays' on a quarterly basis. We also understand that employees on the park need the opportunity to relax, unwind and learn whilst at work. Through our Wellness at Work campaign we provide blogs, workshops and advice to help our occupier community achieve a positive work life balance through a focus on wellbeing. Downloadable articles are available on the Blythe Valley Park Bulletin by clicking the 'wellness' tab blythevalleypark.co.uk/bulletin



UP TO 750 HOMES COMING TO BLYTHE VALLEY PARK

Up to 750 new homes are being built at Blythe Valley Park, including 1 & 2 bedroom apartments now available to rent at the new neighbourhood centre. Crest Nicholson and Bloor Homes are on site delivering a range of 1-5 bed homes, along with affordable housing by Bromford Homes.

TAKE A LOOK AROUND ONE OF THE APARTMENTS HERE



PARK BUILT ON SUSTAINABILITY AND WELLBEING



POOL CYCLES

Pool cycles are used as a sustainable way to travel around the site.



WALKING ROUTES

The site is well connected via footpaths and [walking meeting routes](#). Walking meetings surrounded by nature are encouraged for wellbeing benefits.



BUS SERVICE

The site is serviced by 48 buses per day Monday to Friday



CAR TRAVEL SHARE SCHEME

A Car Share scheme established on site has been in place since 2005.



ON SITE CLEANING

Contractors use environmentally friendly cleaning practices and a minimum of 80% environmentally friendly products where possible.



ENVIO ENERGY OPTIMISATION PLATFORMS

Envio Energy software is installed in multitenant managed buildings to drive efficiencies.



OCCUPIER WASTE & RECYCLING

Focused to achieve zero waste to landfill.



COFFEE RECYCLING

Occupiers have signed up our site wide scheme ran by FirstMile which sees used coffee grounds converted into carbon neutral biofuels. Cups used at Java Roastery are 100% recyclable.



GREEN WASTE

Green waste is collected and reused across the site for composting and habitat piles.



SMART LIGHTING · RENEWABLE ENERGY

Renewable energy is sourced for business park electricity, smart LED lighting is in place for all the street lighting.



ELECTRIC CAR CHARGING UNITS

All new developments on site have EV provisions in place.



BIODIVERSITY

We actively promote and protect biodiversity, including bug hotels, otter holts and an owl box throughout identified locations on site.



SUSTAINABLE DRAINAGE SYSTEM

A SuDs system is in place, designed to allow all park surface water to be fed back into the River Blythe.



POST COVID-19

Active on site management and safety strategy for return to office post COVID -19.

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



UP TO
41,610 SQ FT
AVAILABLE
READY FOR
YOU TO MAKE
YOUR OWN



GROUND FLOOR
SPACE AVAILABLE
UP TO 17,810 SQ FT



FIRST FLOOR
SPACE AVAILABLE
UP TO 23,500 SQ FT



MORE THAN
AN OFFICE,
EVERYTHING
YOU NEED IN
ONE BUILDING



Grade A accommodation

Variable air volume air conditioning (VAV)

Suspended ceilings with LED lighting

225mm raised access flooring

Full height glazing and triple height reception atrium

Floor to ceiling height - 3m

4 Passenger lifts plus staircases on each floor

Fully managed secure building

1 goods lift

12 shower facilities

Cycle and motorcycle covered parking

Parking Ratio 1:280 sq ft
4 communal EV parking spaces

Communal breakout areas

Restaurant/cafe

Concierge service

EPC D



A LINKED UP LOCATION

Blythe Valley Park's prestigious location and thriving surrounding area make it a highly desirable place to work. The park is served by 53 buses a day and is within easy reach of Solihull, Dorridge and Shirley train stations, making for a hassle free daily commute.

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.



SOLIHULL STATION

- 10 MINS (car)
- 18 MINS (train)

BIRMINGHAM INTERNATIONAL STATION

- 10 MINS (car)
- 18 MINS (train)

BLYTHE VALLEY PARK

- ADJACENT TO **M42 JUNCTION 4**
- 53** BUSES PER DAY

VIEW ON Google Maps

YOU'RE IN GOOD COMPANY

GYMSHARK

Virgin
active

 **PROLOGIS**

LOUNGE

ORACLE

ARUP

infor

Taylor
Wimpey

your
COOP


powertrain products

 KIER

SIEMENS


ST. JAMES'S PLACE
WEALTH MANAGEMENT

EVAC+CHAIR

Regus

Busy
Bees.

 GKN AEROSPACE

Arthrex

 Goodman

ATKIN

JERROMS

bvic
Blythe Valley Innovation Centre

JAVA
ROASTERY

fieldfisher

enzen

ZE

Abbott

HARMAN

wavenet

rybrook

 CHRYSAOR

 Wireless
Infrastructure
Group

 **FRASERS**
PROPERTY

BLYTHEVALLEYPARK.CO.UK

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