

01 BLYTHE
GATE

UP TO 53,882 SQ FT

AVAILABLE SEPTEMBER 2019



BLYTHE VALLEY PARK



A STATEMENT
BUILDING

02/03



"As soon as I drive through the entrance I start smiling. It doesn't feel like a normal business park; it's a great setting. I always look forward to coming to work here."

PAUL RICHARDSON
GYMSHARK
CHIEF STRATEGIC OFFICER

GYMSHARK OPENED THEIR
NEW HQ AT BLYTHE VALLEY PARK
IN 2018.

IN A PRIME POSITION

1 Blythe Gate stands proudly on the main entrance road in to Blythe Valley Park and offers an exceptional, high-profile HQ opportunity. The striking construction has a commanding presence, offering a real sense of arrival to your staff and your guests.

01BLYTHEGATE.CO.UK

04/05





UP TO 750 NEW HOMES
& NEW VILLAGE CENTRE
UNDER CONSTRUCTION

01 BLYTHE
GATE

M42/J4

AT THE MIDLAND'S **PREMIER BUSINESS PARK**

Set within a 122 acre country park but also adjacent to junction 4 of the M42, you can leave your desk and be on the motorway in minutes. Up to 750 homes are currently being built at Blythe Valley Park, creating a whole new community environment and a truly mixed use business park.

01BLYTHEGATE.CO.UK



"Blythe is certainly one of the best-connected business parks for road and rail links, however it's also much more. Being surrounded by 122 acres of country parkland creates not only a fantastic first impression to clients, but is important to us for the health and wellbeing of our team."

TIM BUCHAN
ZENITH, CHIEF EXECUTIVE

ZENITH COMMITTED TO A
FURTHER 10 YEARS AT BLYTHE
VALLEY PARK IN 2016.



2.5M
WORKING AGE POPULATION
WITHIN THE WEST MIDLANDS

BIRMINGHAM PUPILS
REPRESENT

87

ETHNIC BACKGROUNDS
AND SPEAK

**OVER
100**

DIFFERENT LANGUAGES

114,750
GRADUATES WITHIN
1 HOUR

UNIVERSITY OF BIRMINGHAM AND WARWICK UNIVERSITY

IN TOP 1%
OF INTERNATIONAL BUSINESS SCHOOLS

20
UNIVERSITIES WITHIN
50 MINS

40% OF POPULATION
OF BIRMINGHAM
UNDER 25 THE YOUNGEST
CITY IN EUROPE

A WEALTH OF **TALENT**

Blythe Valley Park is in a prime location to recruit both experienced professionals and ambitious young people to your business. There are 2.5 million people of working age in the West Midlands, and Birmingham is the youngest city in Europe with 40% of its population under the age of 25.

Both the University of Birmingham and Warwick University are in the top 1% of international business schools. These are two of 20 universities within a 50-minute radius, which offer significant potential for recruiting high-calibre graduates.

01BLYTHEGATE.CO.UK

**MOST
CONNECTED**
REGION
IN THE
UK

65 MINS TO LONDON
BY RAIL
REDUCING TO
40
MINS VIA HS2

BY
RAIL

LOCATED AT THE HEART OF THE UK'S
**HIGH SPEED
RAIL NETWORK**
SERVICING WIDER EUROPE

THE COMMONWEALTH
GAMES
COMES TO BIRMINGHAM
IN 2022

£33.3BN
EXPORT VALUE
FROM THE WEST MIDLANDS IN 2017-2018

10/11

**RANKED
NO.1**

OUTSIDE OF LONDON FOR
JOB CREATION PROJECTS

BY
AIR

**140 ROUTES
WORLDWIDE**

DEPART FROM BIRMINGHAM AIRPORT

BIRMINGHAM AIRPORT ALREADY SERVES
**9 MILLION
PASSENGERS A YEAR**
- THIS WILL TRIPLE BY 2030

7,685
INTERNATIONAL
COMPANIES
BASED IN BIRMINGHAM,
MORE THAN ANY OTHER UK
CITY OUTSIDE LONDON

IN A **THRIVING** REGION

Birmingham is home to more than 7,500 international companies and the region contributed a £33.3 billion export value in 2017/18. The region's international business potential is supported by Birmingham Airport, which serves 140 routes worldwide.

The West Midlands is the most connected region in the UK and this will be further enhanced by the completion of HS2 in 2026. The new interchange station in Solihull, just 10 minutes from Blythe Valley Park, will become a central hub, receiving high-speed services to and from Leeds, Manchester, Liverpool and London.

01BLYTHEGATE.CO.UK

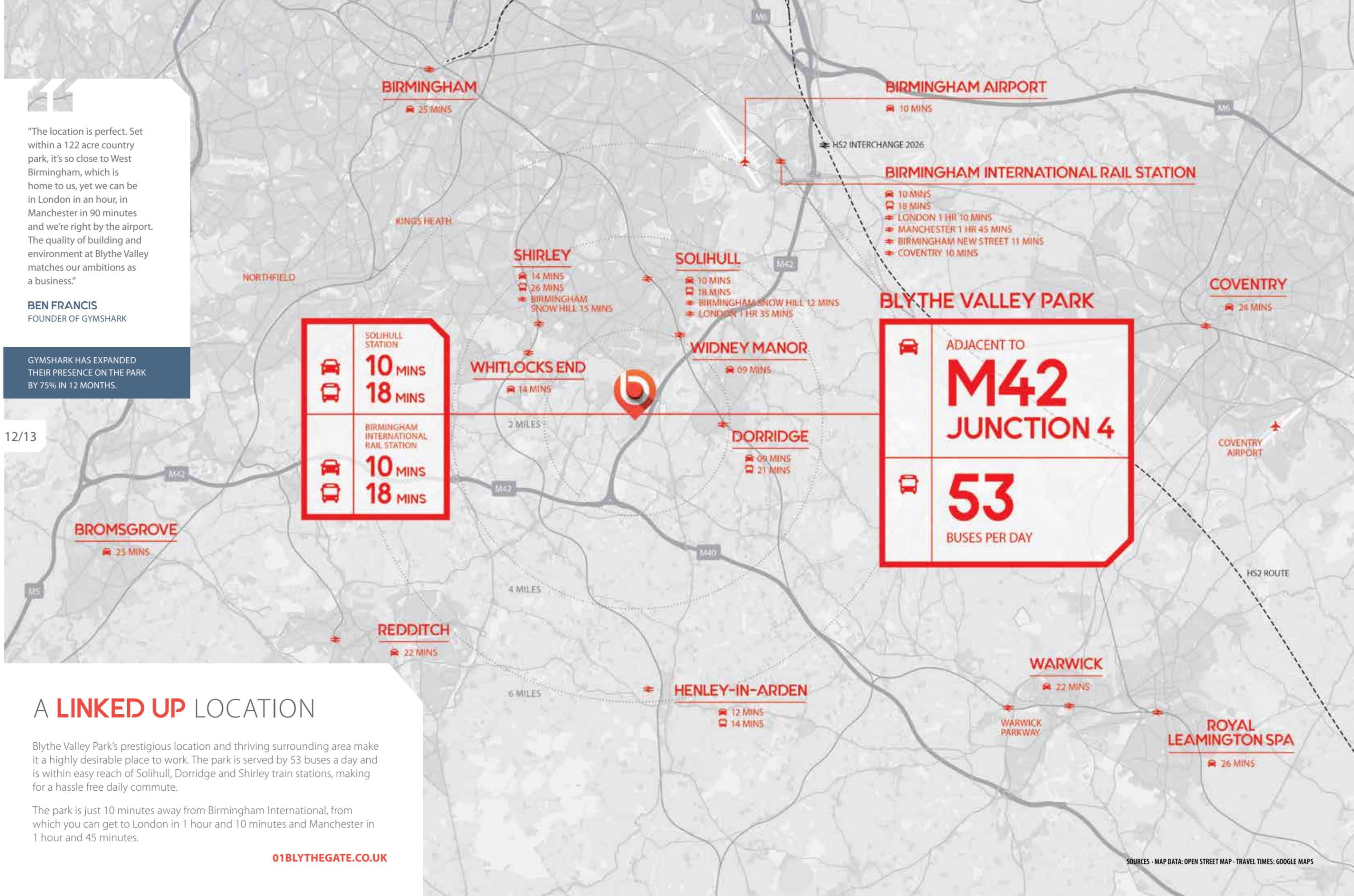


"The location is perfect. Set within a 122 acre country park, it's so close to West Birmingham, which is home to us, yet we can be in London in an hour, in Manchester in 90 minutes and we're right by the airport. The quality of building and environment at Blythe Valley matches our ambitions as a business."

BEN FRANCIS
FOUNDER OF GYMSHARK

GYMSHARK HAS EXPANDED THEIR PRESENCE ON THE PARK BY 75% IN 12 MONTHS.

12/13



	SOLIHULL STATION	10 MINS
		18 MINS
	BIRMINGHAM INTERNATIONAL RAIL STATION	10 MINS
		18 MINS

	ADJACENT TO	M42
		JUNCTION 4
		53
		BUSES PER DAY

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.

01BLYTHEGATE.CO.UK

WHERE YOU CAN MAKE **YOUR** MARK

Every aspect of 1 Blythe Gate has been carefully considered, from its impressive entrance, glass facade and triple height atrium, to its timber detailing and spacious contemporary reception area. Three floors covering up to a total of 53,882 sq ft have all been stripped back and refurbished to the highest standard.

The ground floor is designed with modern working in mind, with plenty of collaborative work space and break out areas. The private outdoor space gives you the perfect opportunity to get away from your desk and with generous cycle storage and shower facilities 1 Blythe Gate is a building with staff wellbeing at its heart.

Sat in prime position at Blythe Valley Park, surrounded by parkland and with access to the outstanding facilities Blythe has to offer, 1 Blythe Gate is truly a place to make your mark.

01BLYTHEGATE.CO.UK

14/15

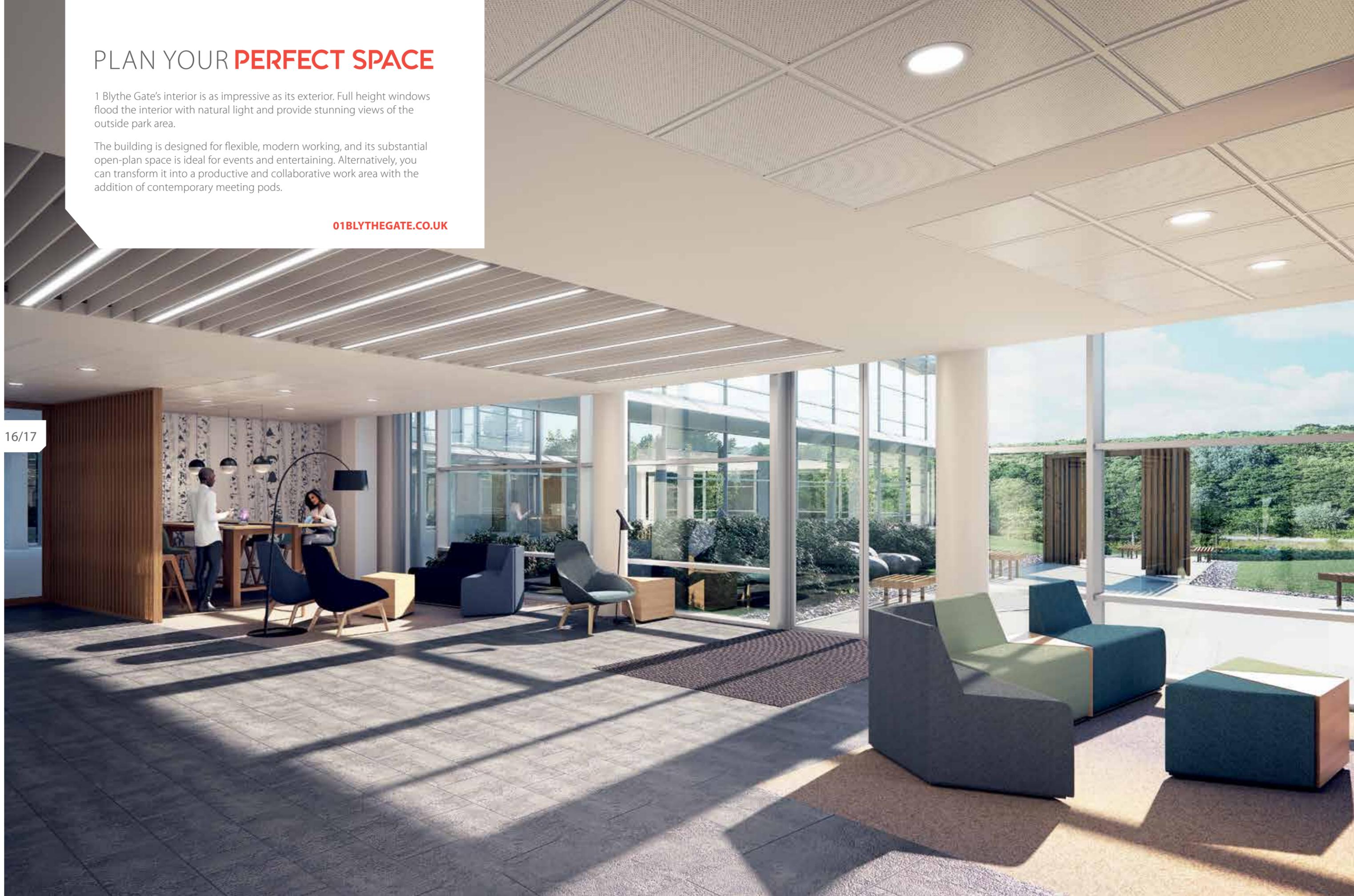


PLAN YOUR **PERFECT SPACE**

1 Blythe Gate's interior is as impressive as its exterior. Full height windows flood the interior with natural light and provide stunning views of the outside park area.

The building is designed for flexible, modern working, and its substantial open-plan space is ideal for events and entertaining. Alternatively, you can transform it into a productive and collaborative work area with the addition of contemporary meeting pods.

01BLYTHEGATE.CO.UK





CHANGE **YOUR VIEW**

1 Blythe Gate benefits from a stunning, private outdoor space. The garden is beautifully landscaped with paved areas, grass, benches and a lake. It provides an every day space for you and your employees to enjoy, promoting staff wellbeing by offering a chance to get away from your desk and recharge the batteries. It's also an ideal spot for corporate entertaining.

01BLYTHEGATE.CO.UK

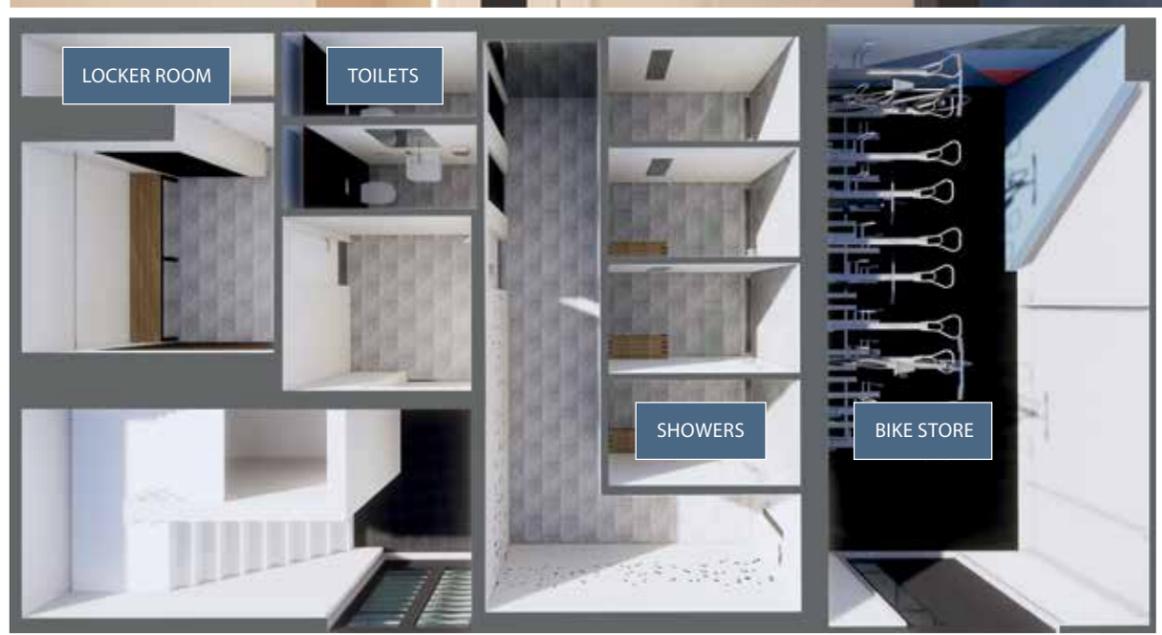
PROMOTE A CULTURE OF WELLBEING

Employee wellbeing and work-life balance are at the heart of Blythe Valley Park's ethos. You and your team can be part of regular organised activities including yoga sessions, dog walking and mental health workshops.

The surrounding country park creates a perfect breakout space and is ideal for a walking meeting, or a lunchtime stroll, surrounded by calming nature. 1 Blythe Gate is equipped with bike racks, showers and locker rooms to help your staff stay active at work.

01BLYTHEGATE.CO.UK

20/21



TOTAL NIA

53,882 sq ft

OCCUPANCY

Workplace density (NIA per workspace) 8m²

FLOORS & CEILINGS

Floor to ceiling height 2.7m

Metal ceiling tiles 600mm x 600mm

Column grid 7.5m

Raised access floor 150mm

MECHANICAL & ELECTRICAL

New VRF heating & cooling system

New building management system

Smart LED lighting

Connectivity 2 fibre routes

Lifts (13 passenger) 2

WC & SHOWERS

WC (NIA) per person 8m²

Disabled WC provision min of 2 per floor

Showers 1 per floor (internally)

CAR PARKING

242 (including 4 disabled)

9 visitor spaces (including 3 disabled)

Ratio 1:220 sq ft

WELLBEING

Cycle Hub Storage up to 20 bikes

Unisex showers 4

WCs 2

Locker room 23 lockers

Changing facilities

EPC

EPC B*

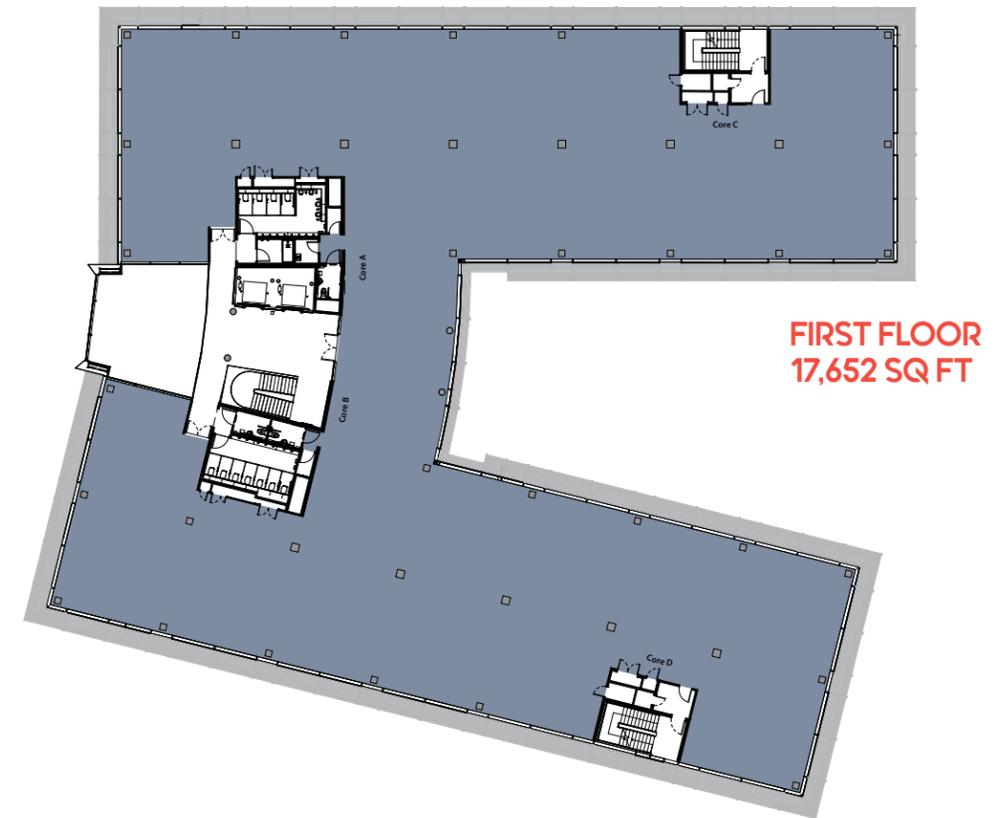
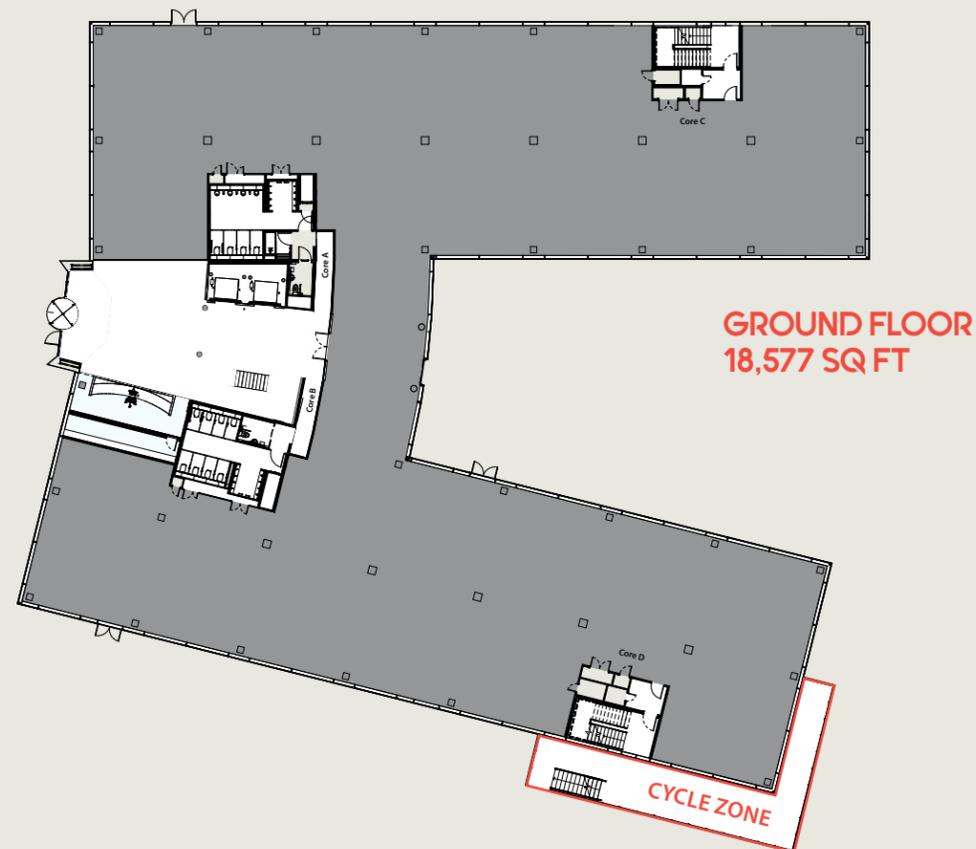
*Targeted

ELECTRIC CAR CHARGING

EV charging bays 6*

*With capacity for a further 12 spaces

LET'S TALK SPECIFICS





"We just love the fact that we can offer the park life to the staff. Blythe Valley really fitted into our ethos and how we like to look after our staff."

JOANNA GILES
COOPER PARRY

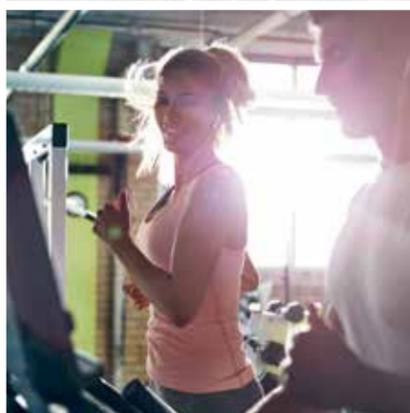
COOPER PARRY RELOCATED
FROM BIRMINGHAM CITY
CENTRE TO BVP IN 2017

24/25



WORK **EXERCISE** AND **RELAX**

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.



JAVA Lounge™
COFFEE HOUSE



01BLYTHEGATE.CO.UK



“Recruiting and retaining top talent is a key priority to us. We were attracted to the human side of the business park and the value Blythe Valley Park puts on people.”

NEIL HOWLETT
HOFER POWERTRAIN PRODUCTS

HOFER POWERTRAIN PRODUCTS,
MOVING TO BLYTHE VALLEY PARK
IN AUGUST 2019



26/27



BE **PART** OF IT

Blythe Valley Park is not your average 9 to 5, it's a genuinely 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. Keeping up to date with events couldn't be easier, as our online Bulletin (blythevalleypark.co.uk/bulletin) has all of the details of upcoming events.

UP TO **750 HOMES**
COMING TO BLYTHE
VALLEY PARK



01BLYTHEGATE.CO.UK

01BLYTHEGATE.CO.UK

Savills Birmingham

savills.co.uk

0121 634 8400



Nick Williams
+44 (0) 121 634 8401
nwilliams@savills.com

Jonathan Ottewell
+44 (0) 121 634 8419
jottewell@savills.com

CBRE

0121 616 5555

www.cbre.co.uk



William Ventham
+44 (0) 121 616 5509
william.ventham@cbre.com

Ashley Hancox
+44 (0) 121 616 5503
ashley.hancox@cbre.com

Conditions under which particulars are issued: CBRE and Savills for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE and Savills has any authority to make or give any representation or warranty whatever in relation to this property. June 2019. 12777 tasseldesign.co.uk