

10,030 SQ FT
SELF-CONTAINED
BUILDING

ASPEN

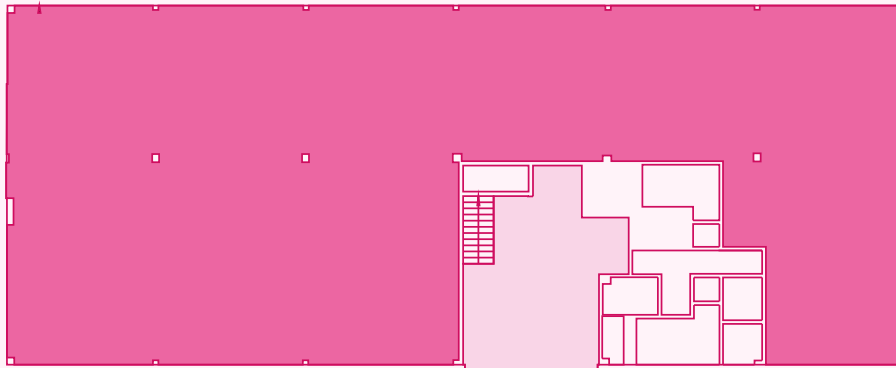
AT
BLYTHE
VALLEY
PARK.



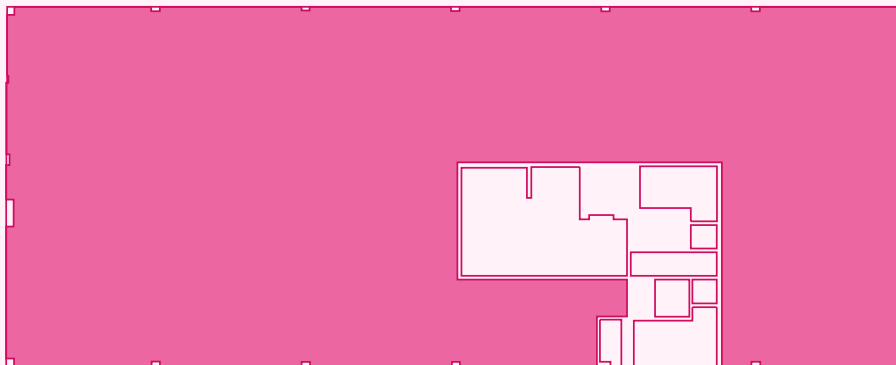
**10,030 SQ FT
OF PREMIUM SPACE**

ASPEN FLOORPLAN

GROUND FLOOR



FIRST FLOOR



A total of 10,030 sq ft Grade A office accommodation arranged across two floors, soon to be refurbished to deliver a modern, high-quality workspace with strong sustainability credentials.

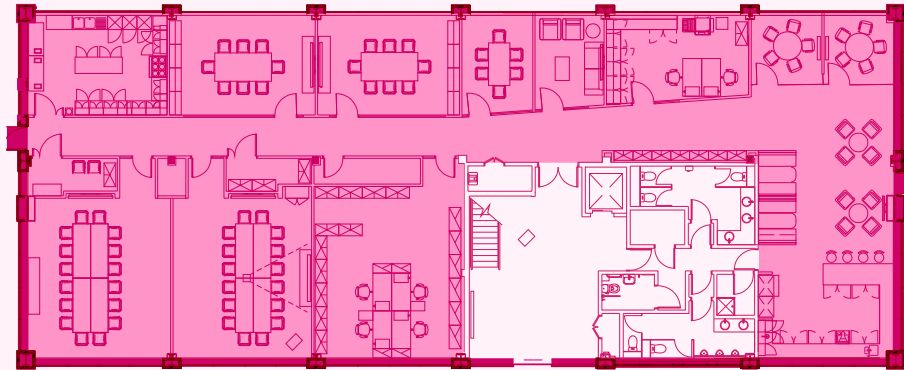
Aspen is a stand-alone building set within landscaped surroundings, offering 32 on-site car parking spaces with a ratio of 1:313. The building has the option to potentially be divided up to create individually occupied floors if required.

A plot and estate service charge is payable and further information on costs can be obtained from the agents.

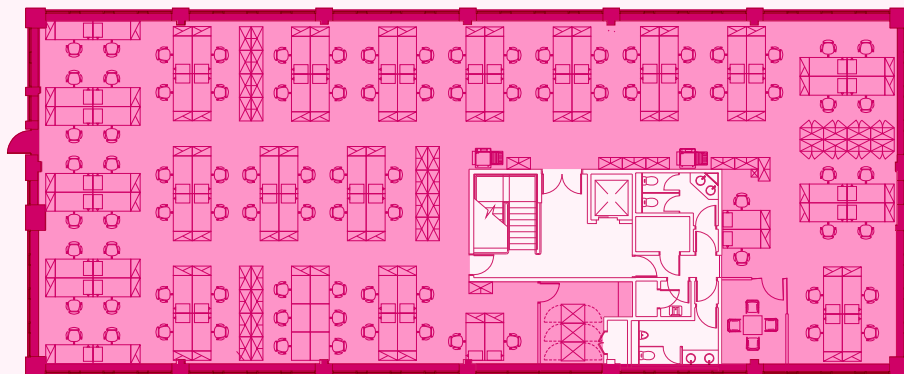
GF OFFICE	4,637 SQ FT	431 SQ M
GF RECEPTION	429 SQ FT	39.9 SQ M
FF OFFICE	4,964 SQ FT	461 SQ M

ASPEN FITOUT

GROUND FLOOR



FIRST FLOOR



- Open-plan bench desking arranged in team clusters across both floors
- Mix of collaboration areas and informal touchdown/breakout space
- Selection of meeting rooms for formal and small-group sessions
- Kitchen/breakout hub to support staff wellbeing and social space
- Support areas including storage and print/copy points
- Layout designed to suit a hybrid working environment, offering a choice of work settings
- Plans show current fit out, upon refurbishment the property would be reinstated to open plan



M42 J4



With immediate access to the M42, the park enjoys a prime location within easy reach of one of the UK's major urban centres.

Birmingham International is only 10 minutes away, offering travel times of 1 hour 10 minutes to London and 1 hour 45 minutes to Manchester.

DISTANCE AND DRIVE TIME

SOLIHULL TOWN CENTRE	4 MILES	8 MINS
WIDNEY MANOR TRAIN STATION	4 MILES	9 MINS
BIRMINGHAM INTERNATIONAL TRAIN STATION	7 MILES	9 MINS
BIRMINGHAM INTERNATIONAL AIRPORT	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



A PRIME LOCATION PROVIDING THE PERFECT SETTING TO ATTRACT & RECRUIT TOP TALENT

Part of a vibrant community, the park is just a 10-minute drive from Solihull, a desirable and prosperous borough close to Birmingham's green belt.

Renowned for its strong work-life balance, Solihull is regularly ranked among the UK's top places to live. It hosts leading names like John Lewis at the Touchwood Shopping Centre and boasts a range of outstanding restaurants.

The area also provides easy links to the NEC, Birmingham Airport, and Birmingham International Train Station.



BLYTHE VALLEY PARK SUSTAINABILITY

Frasers Property UK (FPUK) has retained its FLCT 4* rating in the Global Real Estate Sustainability Benchmark (GRESB) rankings for the third successive year in recognition of the company’s continued sustainable innovation and Environmental, Social and Governance (ESG) efforts.

Aspen House is fully electric. We are working hard to degas properties where possible. This demonstrates the business’ commitment to reducing its carbon footprint across its property portfolio.



**UN GLOBAL
COMPACT**

Signatory since 2016



G R E S B

Part of a 5* GRESB
Portfolio for the 5th
consecutive year

BREEAM BREEAM

BREEAM building
certifications



FITWEL

Fitwel 2* Accredited



SGS

ISO 14001 Accredited



GRI

Core and G4 disclosures

A NET ZERO ENABLED PARK

We are proud to have achieved the following across the Blythe Valley Park site:

Frasers Property, owners and developers of Blythe Valley Park has committed to be net Zero across its international portfolio in line with Science Based Targets by 2050.

Blythe Valley Park is working towards sustainable criteria that are important to everyone. Building a planet for our future generations starts with sustainability.



70% of the estate holds
A or B Rated EPC's



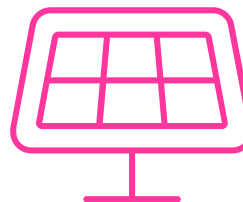
Rhodium heating/cooling is fully
powered by renewable energy.



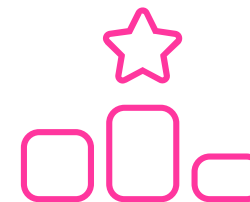
Aspen has a
EPC B rating



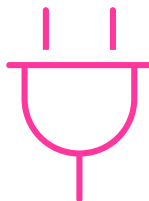
Blythe Gate units rated
'Excellent' for BREEAM New Build.



164kW of solar PV installed
at Blythe Gate area.



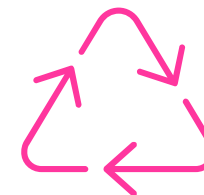
Blythe Valley Park awarded
Fitwel 2* Accreditation.



146 EV chargers available
across the park.



Scope 1 & 2 emissions cut by
81% since 2021.



One Central Boulevard is upgrading
all heating/cooling to renewable
energy by Q2 2026.



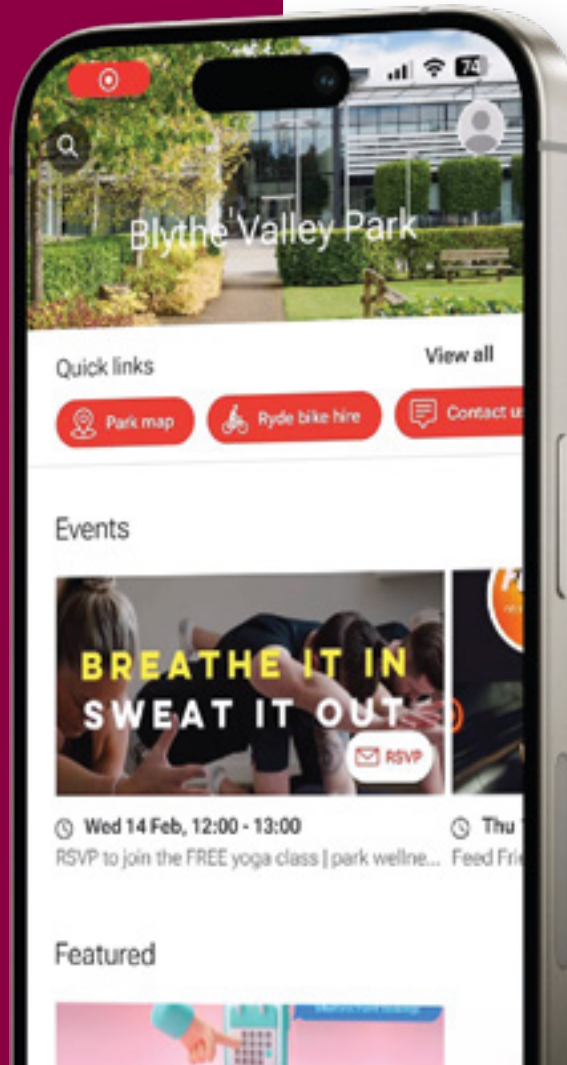
BLYTHE VALLEY PARK FOCUSED AROUND COMMUNITY

122 ACRES OF BUSINESS AND WELLNESS

An exciting calendar of activities is arranged for tenants. From wellbeing and nature to talks, trails, pop-ups and Foodie Thursdays, along with seasonal Summer and Christmas celebrations.

Complimentary fitness classes and creative workshops ensure your staff can make the most of everything Blythe Valley has to offer.

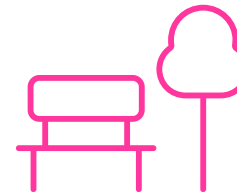
Our Park APP – Park in your Pocket keeps you updated with the latest news, events, and exclusive deals across the park and nearby areas.



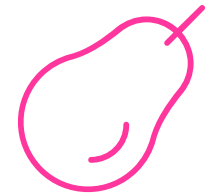
SWIMMING POOL



FOODIE THURSDAY



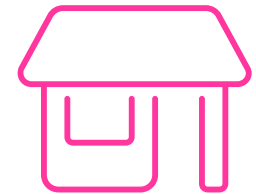
COUNTRY PARK



ORCHARD



POP UP EXPERIENCES



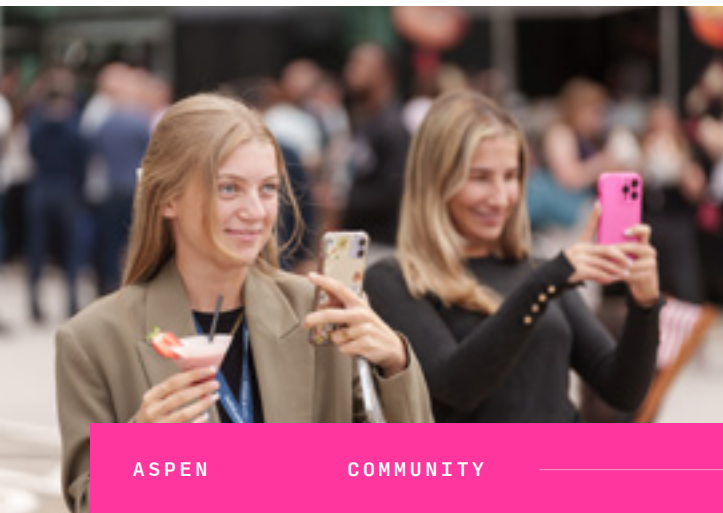
SHOPS



FREE CLASSES



WALKING ROUTES





ALL GOOD

We are a spacious, 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, opened their doors as a contemporary coffee shop providing a fantastic addition to Blythe Valley Park.



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 with indoor and outdoor pools.



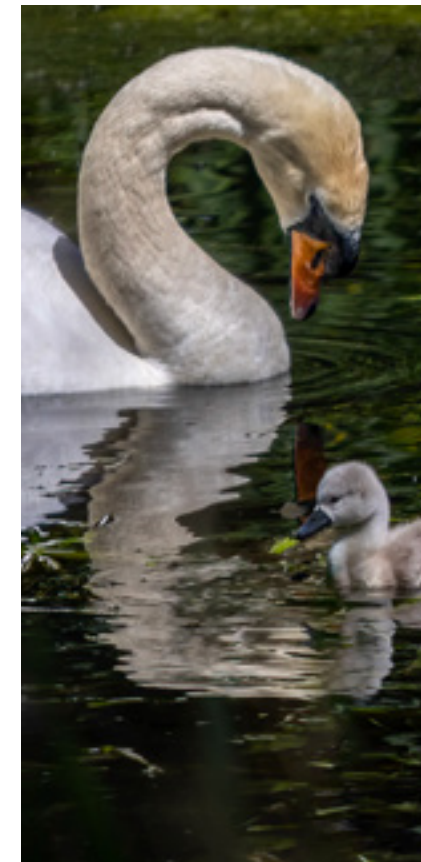
EASY LIFE

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 free to use bikes, and cycling routes give occupiers the chance to explore the country park and get some fresh air.



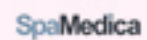
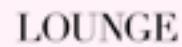
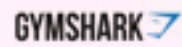
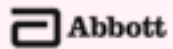
A PLACE WHERE URBAN WORKSPACE SEAMLESSLY CONNECTS WITH NATURE

The parkland surrounding Blythe Valley Park is home to a rich and diverse range of plant and animal life.

A dedicated biodiversity plan is in place throughout the park to enhance variety and support species growth. An Orchard featuring multiple fruit tree types has been planted, and beehives are also being considered.

Hedgehog, bird, and bat boxes are already installed, with plans underway for wildflower zones and a new meadow.





JOIN THE COMMUNITY

Blythe Valley Park hosts a vibrant community of innovative businesses. With its strong reputation, it's the perfect place to expand your company alongside leading names such as Gymshark, Lounge and Hofer.

GET IN TOUCH

Our team are happy to help you find the perfect workspace.

CBRE

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BLYTHEVALLEYPARK.CO.UK

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