

DIAMOND

New High Quality Industrial,
Warehouse and R&D Units

**Available
Q4 2026**

TO LET
42,890 sq ft and 51,010 sq ft

diamondbbp.co.uk

On behalf of
BlackRock



birminghambusinesspark.co.uk
Birmingham Business Park, Solihull Parkway, Birmingham B37 7YN
//birds.bridge.moved

Two state of the art units
Available Q4 2026



DIAMOND

A prime position

Birmingham Business Park set within 148 acres of mature parkland is the most established out of town business park in the Midlands with over 150 thriving businesses and 10,000 employees.

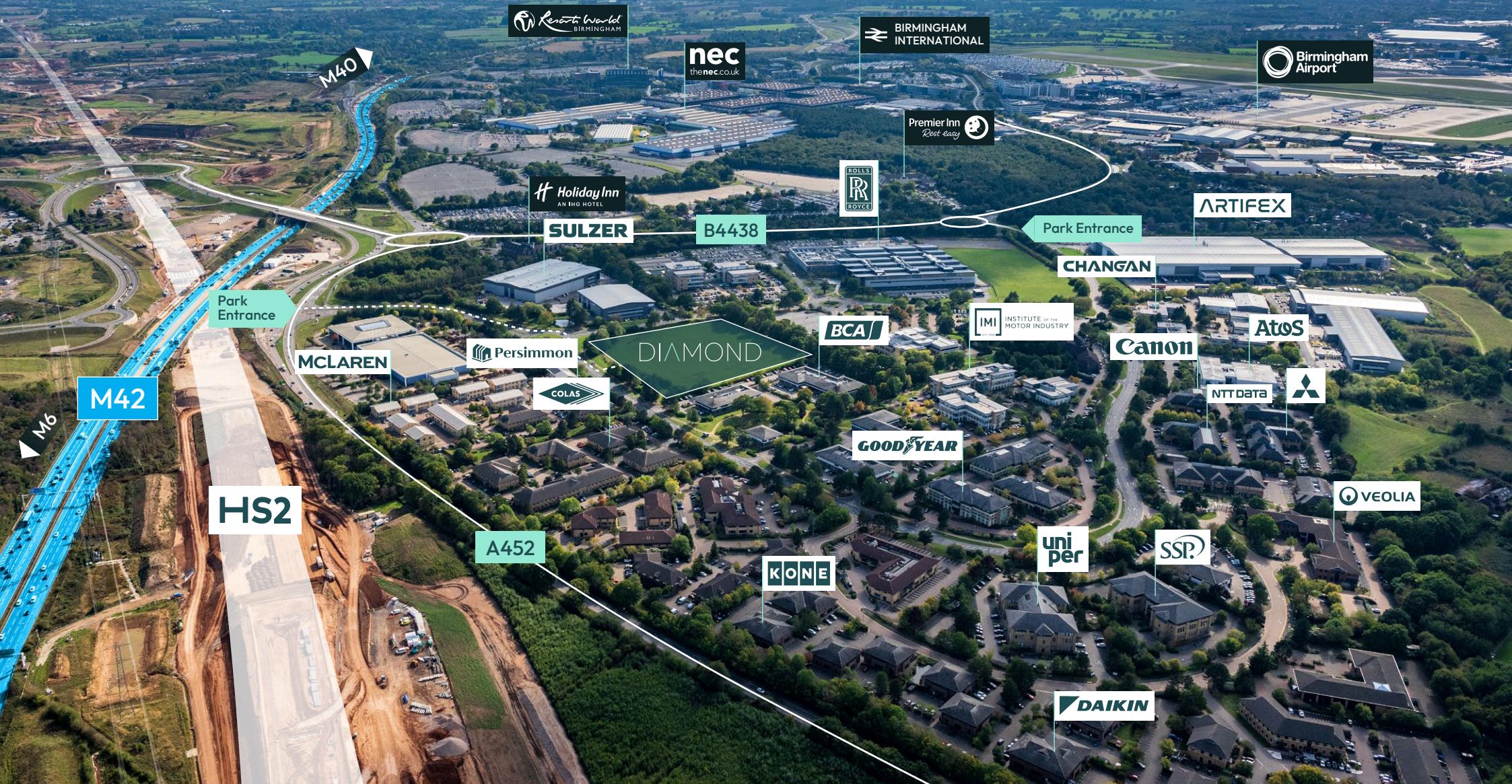


Birmingham International Station nearby

HS2

Birmingham Airport nearby

Close to J6 M42 & J4 M6



Sizeable opportunity

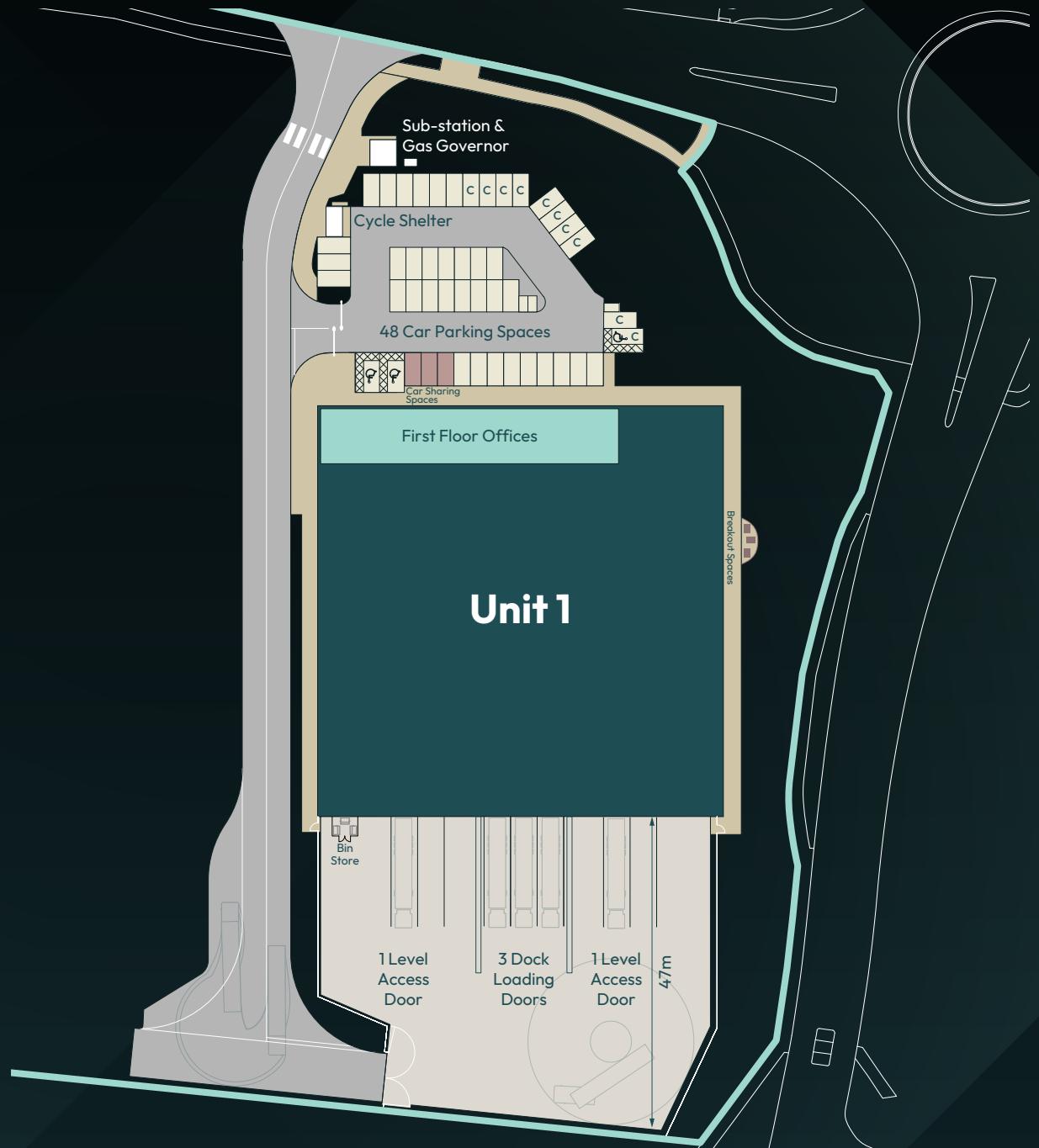
Schedule of accommodation

Gross Internal Area

UNIT 1	SQ FT	SQ M
Warehouse area	38,425	3,570
Offices (incl GF core)	4,465	415
Total	42,890	3,985

Specification

2 level access loading doors	3 loading dock doors	10m clear internal height
50kN/m ² floor loading	500kVA power supply	47m yard depth
48 car parking spaces	24/7 access	VRF heating and cooling
Kitchen Facilities	Target EPC A	LED office lighting



Sizeable opportunity

Schedule of accommodation

Gross Internal Area

UNIT 2	SQ FT	SQ M
Warehouse area	45,000	4,181
Offices (incl GF core)	6,010	558
Total	51,010	4,739

Specification

2 level access loading doors	4 loading dock doors	10m clear internal height
50kN/m ² floor loading	500kVA power supply	46m yard depth
49 car parking spaces	24/7 access	VRF heating and cooling
Kitchen Facilities	Target EPC A	LED office lighting



Environmental credibility



Targeting BREEAM
Excellent



Targeting EPC
'A' Rated



Solar thermal
heating



Power charging
stations



Rainwater harvesting
for toilets



Bio-diverse
landscaping



Photovoltaic
panels



EV charging
points



Ultra-high efficacy LED
lighting to external yard
and car park areas



10% rooflights
providing natural
daylight



Water leak
detection system



Energy monitoring
system with
'smart meters'



Air source heat pumps
for heating/cooling and
domestic hot water



Water saving low flush
toilets & sensor-operated
wash hand basin taps



Ultra-high efficacy
LED office lighting with
automatic presence
and daylight controls

Not just a place to work

Set within landscaped parkland, Birmingham Business Park combines extensive on-site amenities with a diverse programme of activities, creating a vibrant place to work and connect.



Outdoor Gym



Cafe



On-site WHSmith



Calendar of Events



24 hour security



On-site Nursery



Greggs Bakery



Landscaped Gardens



Community Allotments



On-site Management



BBP clubs and activities

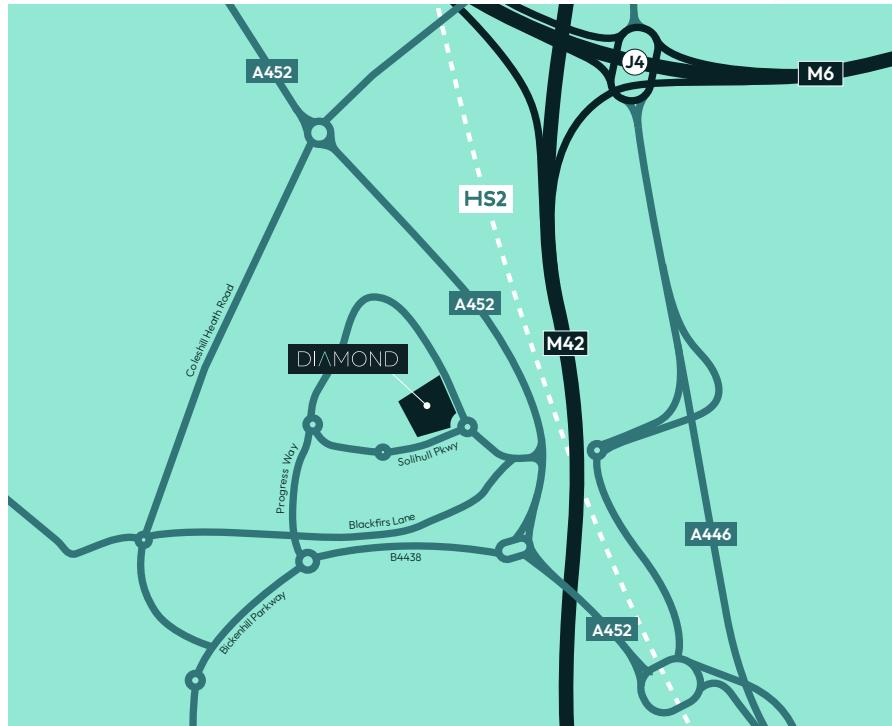


Outdoor Table Tennis





Well connected for business



3 min drive to
**Junction 6
M42**



4 min drive to
**Birmingham
Airport**



5 min drive to
**Birmingham
Int. Station**

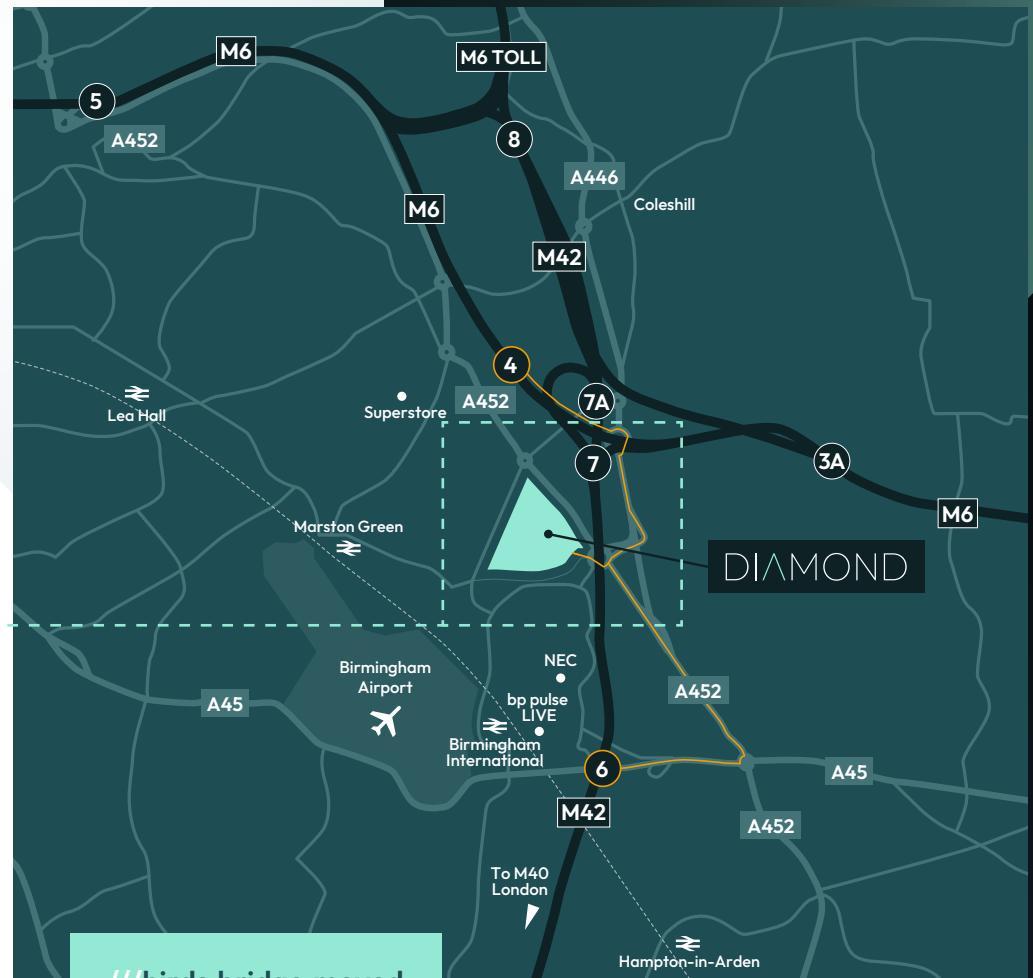


Bus Services to and from
**Birmingham Int., Solihull,
Coleshill & Sutton Coldfield**



Travel time
BHI - EUS
1hr 10 mins*

*Typical travel times. Source: National Rail.



Drive times

Solihull	17 min	7.8 miles
Birmingham	20 min	12.8 miles
Coventry	21 min	11.5 miles
Leicester	53 min	34.5 miles
London	2 hour 29 min	110 miles

DIAMOND

Get in touch

diamondbbp.co.uk



David Willmer
07831 820 651
david.willmer@avisonyoung.com

Max Andrews
07770 801 885
max.andrews@avisonyoung.com



Kenny Allan
07785 245 203
kallan@kwboffice.com

Ellie Cole
07955 290 643
ecole@kwboffice.com



Steven Jaggers
07837 995 259
steven.jaggers@jll.com

Lexann Souza
07752 466 959
lexann.souza@jll.com



birminghambusinesspark.co.uk
Birmingham Business Park, Solihull Parkway,
Birmingham B37 7YN

Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. SUBJECT TO CONTRACT. 2026. Designed and produced by Barques Design. www.barques.co.uk

On behalf of
BlackRock