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FORT DUNLOP



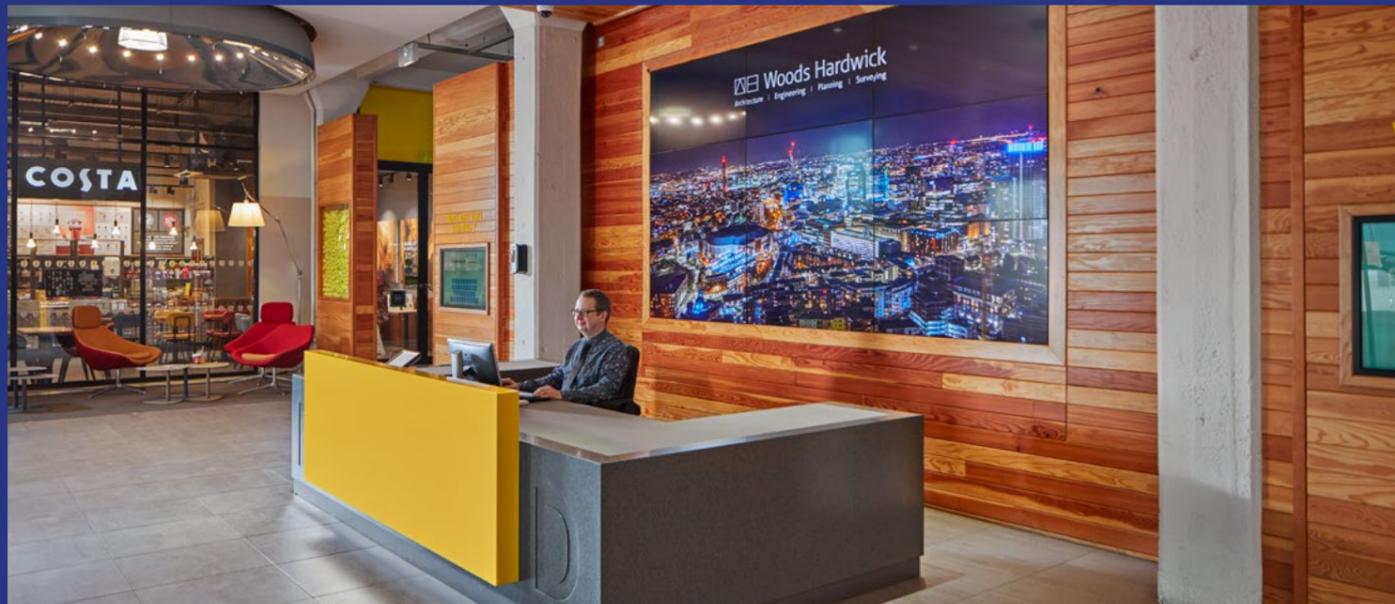
**THE FIFTH FLOOR AT
FORT DUNLOP
AN EASY DECISION**

54,536 SQ FT

OF DYNAMIC, GRADE A
REFURBISHED OPEN
PLAN OFFICE SPACE
IN ONE OF THE MOST
UNIQUE OFFICE
ENVIRONMENTS IN
THE MIDLANDS.

EASY TO SEE

Prominently standing over the M6, it's **easy** to spot Fort Dunlop, now a permanent fixture for a century.



Offering a unique office environment with on-site amenities including retail, cafes and a gym, it's **easy** to see why so many businesses have chosen Fort Dunlop as their home.

In 2006, following extensive refurbishment, it was re-opened as a vertical office park, with shops and leisure attractions on the ground floor. The building now comprises 360,000 sq ft of commercial space over seven floors, and a hotel housed in a modern extension.

There's now a rare opportunity to take on the whole fifth floor as your next business home.



FIFTH FLOOR

54,536 SQ. FT. **EASILY**
THE LARGEST OFFICE FLOOR PLATE
AVAILABLE IN THE MIDLANDS.



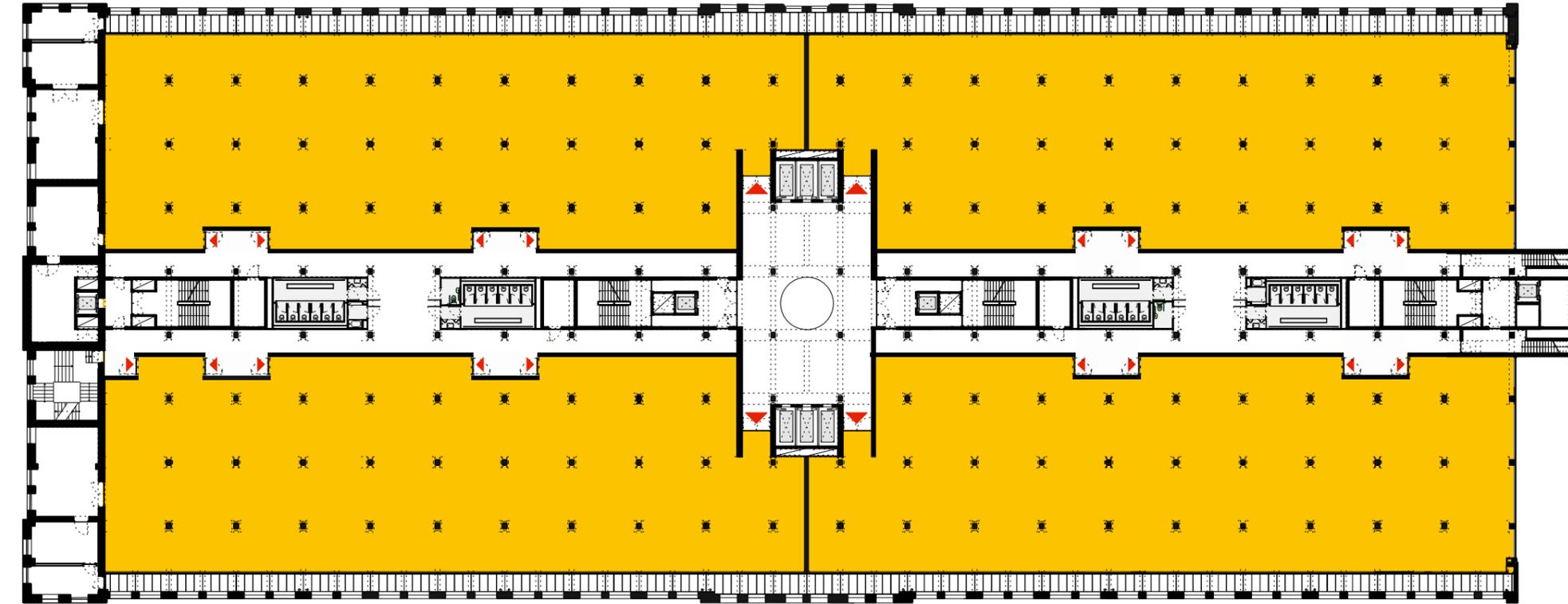
“THE LANDLORDS FLEXIBLE APPROACH HAS PROVIDED MY BUSINESS WITH CONTINUITY, HELPING THE COMPANY RETAIN STAFF AND SAVE COSTS.”

The fifth floor has been fully refurbished and offers an open plan clean floor plate for any business to make their own.



SPECIFICATION

- Grade A office Accommodation
- Floor-to-ceiling glazing
- 500mm raised access floor
- Under floor busbar connection system based on 1/10 sq m
- Small power and inset floor boxes
- LED Lighting
- Upflow water cooled WR2 heating
- 'Smart' electrical metering system
- Intercom
- EPC Rating – B
- BREEAM Rating – Very Good
- 1:7 sq m Occupational Density
- Fully refurbished toilet accommodation
- Showers
- On-site management team
- Flexible leases
- 24-hour on-site security and access
- Electric Vehicle Charging



Floor splits available from 11,000 sq ft plus





EASY

ACCESS

Located on the A47 (Fort Parkway), Fort Dunlop stretches between J5 and J6 of the M6, which links directly to the M5, M42, M1 and M69.



Fort Dunlop have invested in a highly efficient free shuttle service running at peak times with regular drop-offs at all Birmingham's major train stations which serve the whole of the UK.

Birmingham airport is 15 mins away with access to most European destinations.

In addition, Fort Dunlop also offers over **1,650 secure car parking spaces on site**, with planning for more. All managed by our ANPR system, you can be sure not to have any stress when parking and the landlord can be flexible about how many spaces can be provided with the accommodation.





EASY

Fort Dunlop is **easy** on your money. The first class and unique offer provides businesses with exceptional value for Grade A office accommodation.

MONEY

The building's cost-effective rent, combined with its low total occupational cost, makes it firmly stand out from the crowd. Following its rich history, Fort Dunlop is continuing to evolve and you can still be part of this thriving business community.





**FULLY REFURBISHED AND OFFERS AN
OPEN PLAN CLEAN FLOOR PLATE FOR
ANY BUSINESS TO MAKE THEIR OWN.**

EASY LIFE

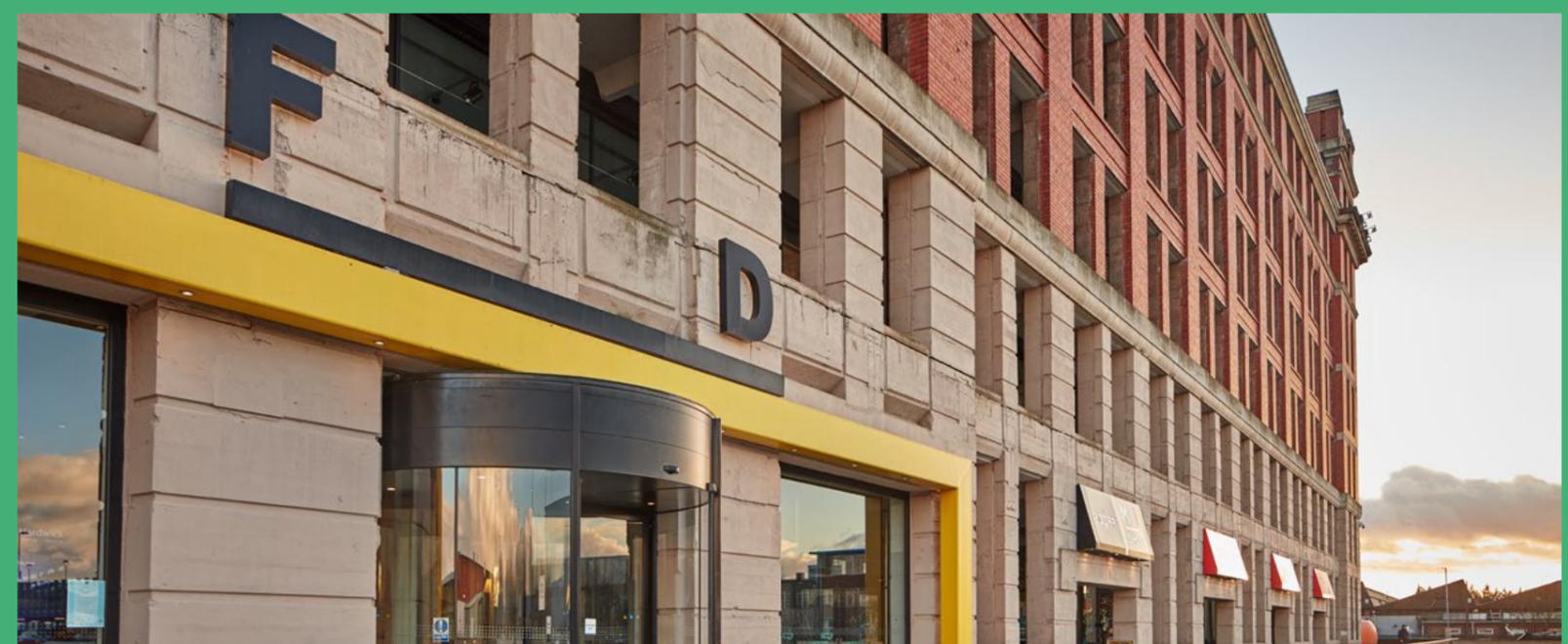
At Fort Dunlop life is made **easier** for everyone. Drop off the kids at the on-site nursery or enjoy a coffee from Costa. Take a break from it all and enjoy the roof top terrace, one of the largest green roofs in Europe.

There is also a range of tenant and visitor amenities available on the ground floor, including seating areas and a cashpoint machine.

Our amenities:

- Costa Coffee
- 24/7 Gym
- Scoff sandwich bar
- Convenience store
- Duet Restaurant (Italian/Indian)
- Day Nursery
- Cash Points
- Large Roof Terrace
- 1,650 Secure car parking spaces







EASY

ON THE EYE

It's not just the imposing stature of the building that's impressive, it's the considered design at every touchpoint, creatively re-imagined that's easy on the eye.





EASY TO FIND

B24 9FD
Fort Parkway,
Birmingham

What 3 Words:
send.asserts.exit

From M6 South J5

Leave the motorway at J5 and proceed to the traffic island. Take the 3rd exit (A452) underneath the M6. Approaching the next traffic island, feed left onto the A47 Fort Parkway and proceed to Fort Dunlop.

From M6 North J6

Leave the motorway at J6, following the signs to the A38 Lichfield. Take the 4th exit at the first roundabout (A5127 city centre). At the first set of traffic lights, turn left (signposted Nechells). At the second roundabout turn left onto the A47 towards Erdington. Stay on the A47 for approximately two miles and Fort Dunlop is on the left hand side.

**IF YOU ARE INTERESTED IN FINDING
OUT MORE PLEASE CONTACT US.**

**AVISON
YOUNG**

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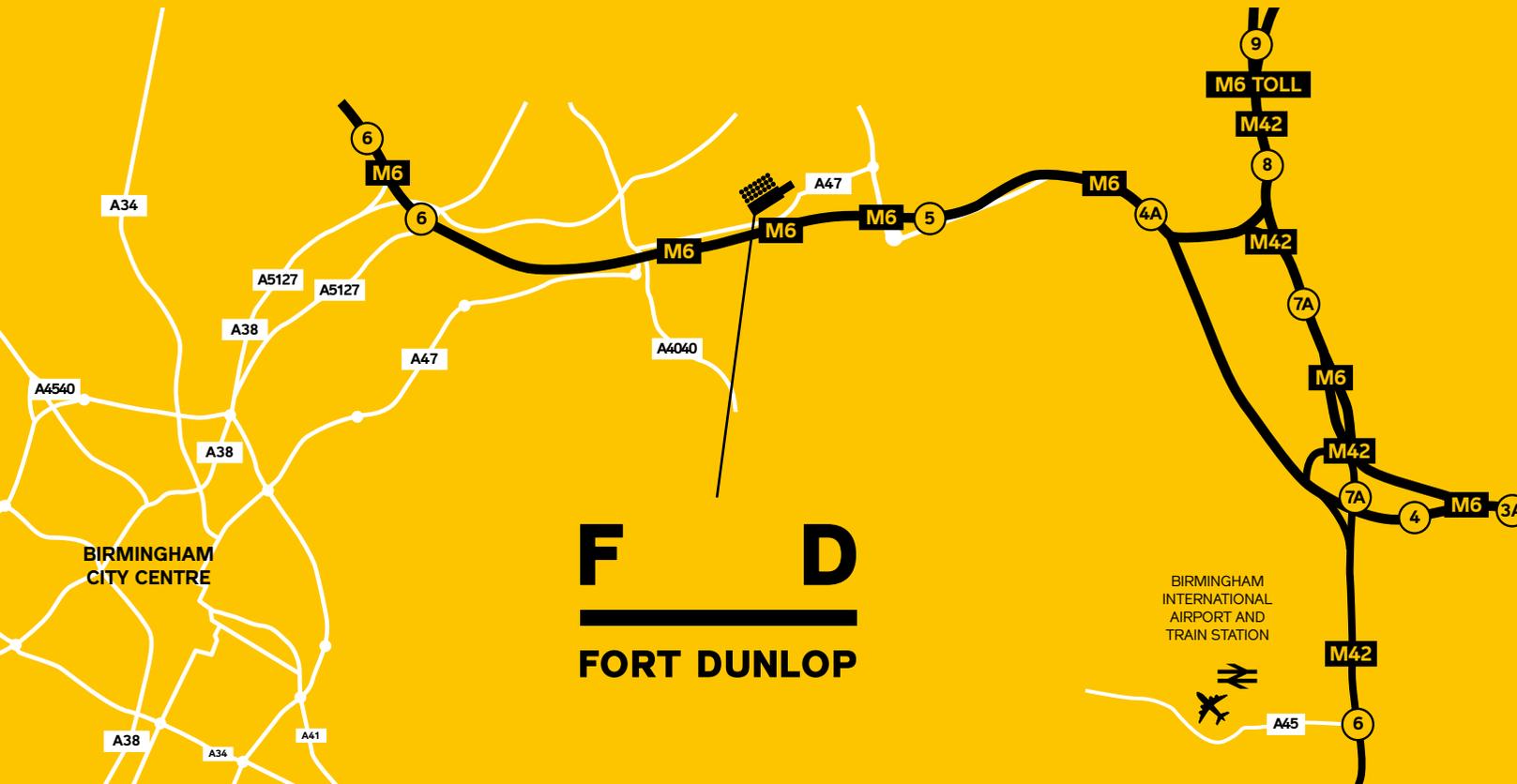


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