



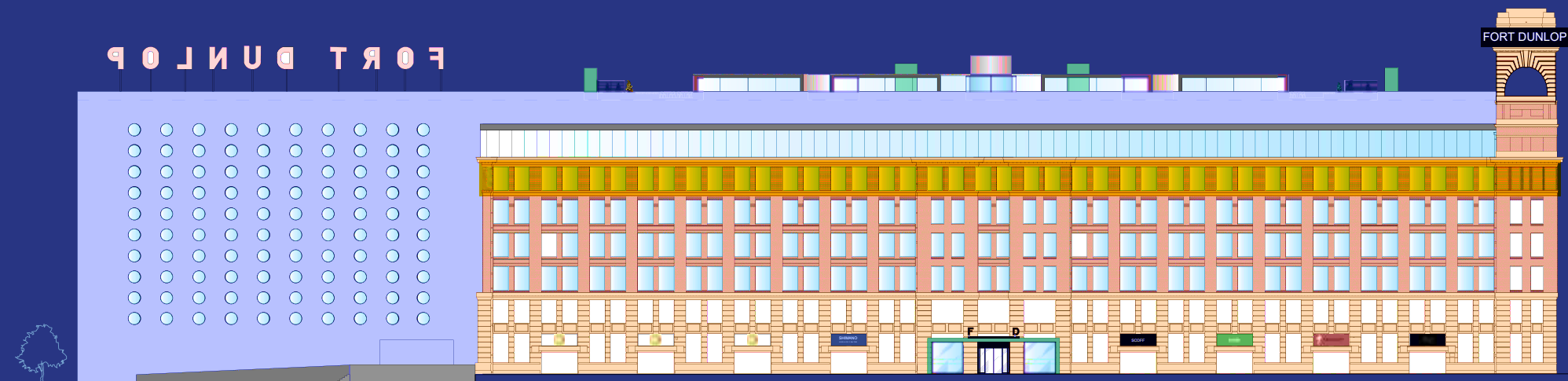
THE FIFTH FLOOR PHOTOBOOK

FORT DUNLOP

FIFTH FLOOR

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

The fifth floor has been fully refurbished and offers an open plan clean slate 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
- LG compliant pendant lighting hung from exposed soffits
- Upflow water cooled WR2 heating
- 'Smart' electrical metering system
- Intercom
- EPC Rating – B
- BREEAM Rating – Very Good
- 1:7 sq m Occupational Density
- On-site management team
- Flexible leases
- 24-hour on-site security and access















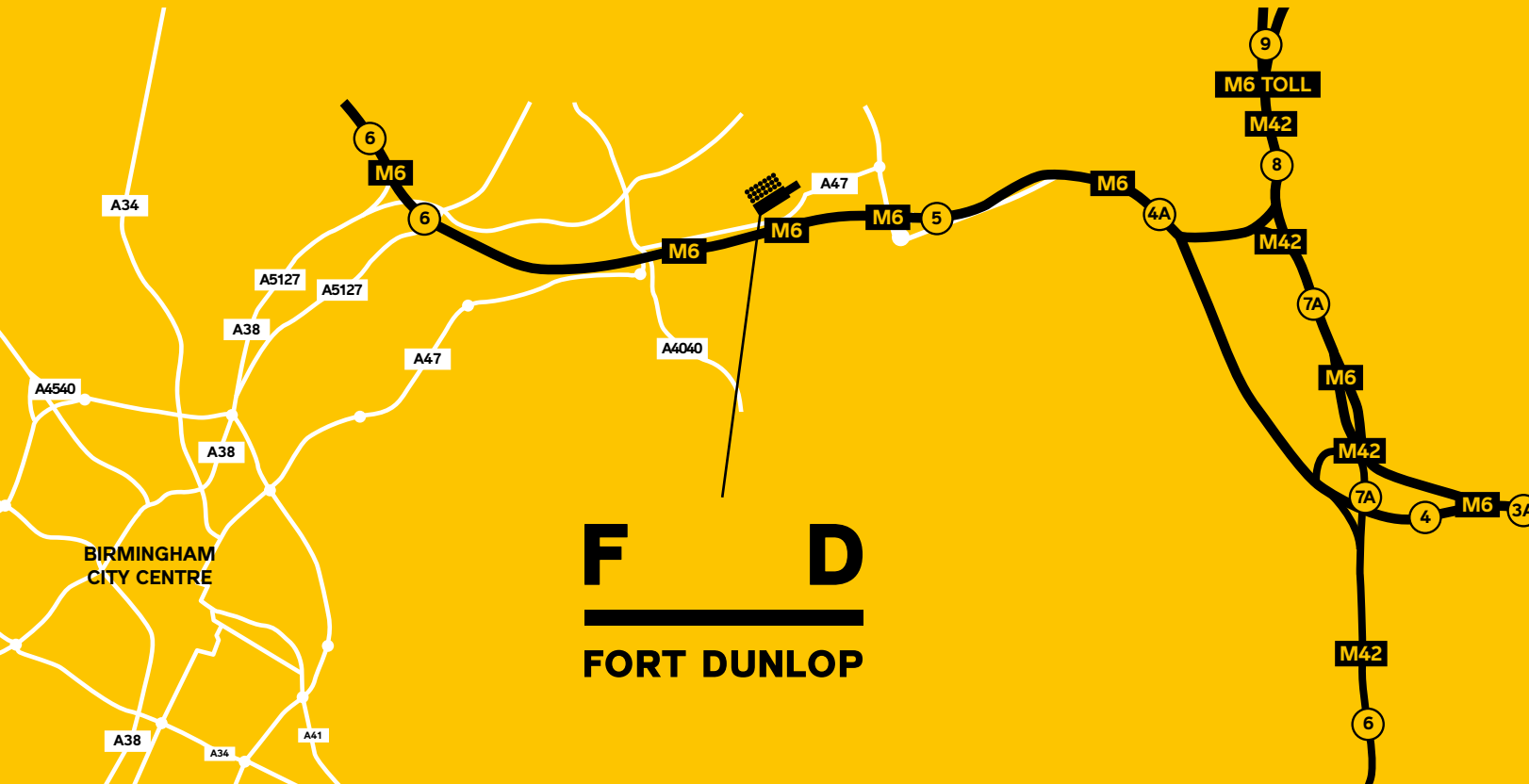






EASY TO FIND

B24 9FD
Fort Parkway,
Birmingham



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.**

NEWMARK

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