

Three new units to come out the ground at Connexion II, Blythe Valley Park in Solihull

4 years ago



Three new speculatively developed warehouse units are currently under construction at Connexion II, Blythe Valley Park (BVP) in Solihull. The scheme is being marketed jointly by Savills and CBRE.

Comprising 117,000 sq ft of premium industrial space, the self-contained units will be built to the same high specification as the original Connexion scheme. The three original buildings, which were built and let in close succession for record rents, set a benchmark for mid-box industrial units in the region.

Charles Spicer, director in the industrial & logistics team at Savills Birmingham, comments: “The signature contemporary black and anthracite grey palette, once again offers the cross-over appeal for statement space, prime office to R&D and industrial & logistics.

“There is demand for the flexibility of these ‘best-in-class’ commercial units as witnessed with Connexion I, attracting occupiers from a high-tech automotive manufacturer to a global fitness apparel brand.”

Evac Chair, Hofer Powertrain and Gymshark currently occupy the Connexion I units, with Gymshark using the space for its innovation Hub and lifting club as part of its campus at BVP.

The new units, range in size from 25,000 to 50,000 sq ft and have consent for B1, B2 & B8 Uses with 10m eaves and self-contained yards with HGV parking. They target EPC A, Net Zero Ready and BREEAM Excellent and will be highly sustainable in line with occupier’s future proof strategies.

Tesni Thacker from CBRE continues: “While Connexion II’s location creates opportunities for companies with existing customer bases both regionally & globally, BVP’s setting in 122 acres of parkland also helps attract & retain talent with a focus on wellbeing and community.

“With its network of cycling, walking & running routes creating easy access to the surrounding parkland and amenities, it ticks a lot of boxes for forward thinking companies looking for a competitive edge both in the style of its facilities and value-led approach.”

Located near to the entrance of BVP, occupiers have quick access to the regions motorway network and nearby Solihull town centre, Birmingham Airport, the international train station and the new HS2 hub.

BVP benefits from a Virgin Active Gym, Busy Bees Nursery, 24-hour security and a Java Lounge Coffee House. A new neighbourhood centre housing a Co-op Food has also opened, with a further retail or food outlet planned.

Blythe Valley Park is a mixed-use scheme including industrial, offices, residential and leisure. IM Properties act as development manager and retain the residential.

Photo credit: Savills