

FORT DUNLOP

THE
SIXTH FLOOR

FORT DUNLOP

EXCEPTIONAL
TOP FLOOR
OFFICE SPACE
28,057 SQ FT
IMMEDIATELY AVAILABLE





AN ARCHITECTURAL ICON

One of Birmingham's famous landmarks. Inspirational Grade A offices, leisure and retail space. Units of 1,000 sq ft to 56,000 sq ft set over seven floors. Fort Dunlop is flexible for any size and type of business.

Keeping the best bits of the original building, the redevelopment also added a dramatic atrium, green roof and a new hotel, along with many more stunning features.

The sixth floor of Fort Dunlop offers exceptional accommodation. With full height floor to ceiling glazing, 0.5 metre raised accessed floors and an upflow air conditioning system, it's best in class!



AREA
28,057 SQ FT

This suite offers a mixture of open plan office space, with a number of meeting rooms and a boardroom facility.

Any incoming tenant will have the ability to use all / part of the existing fit-out or have the opportunity to work with a blank canvas.

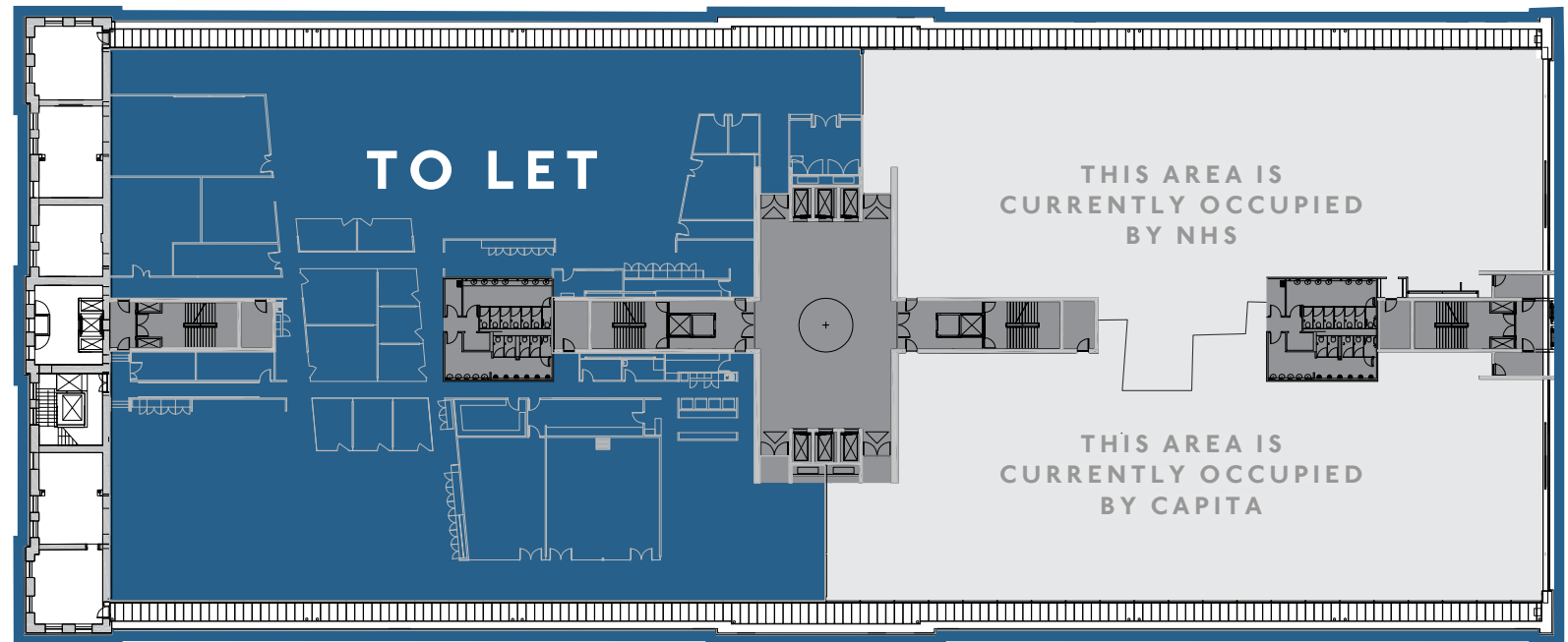




THE SIXTH FLOOR

28,057 SQ FT

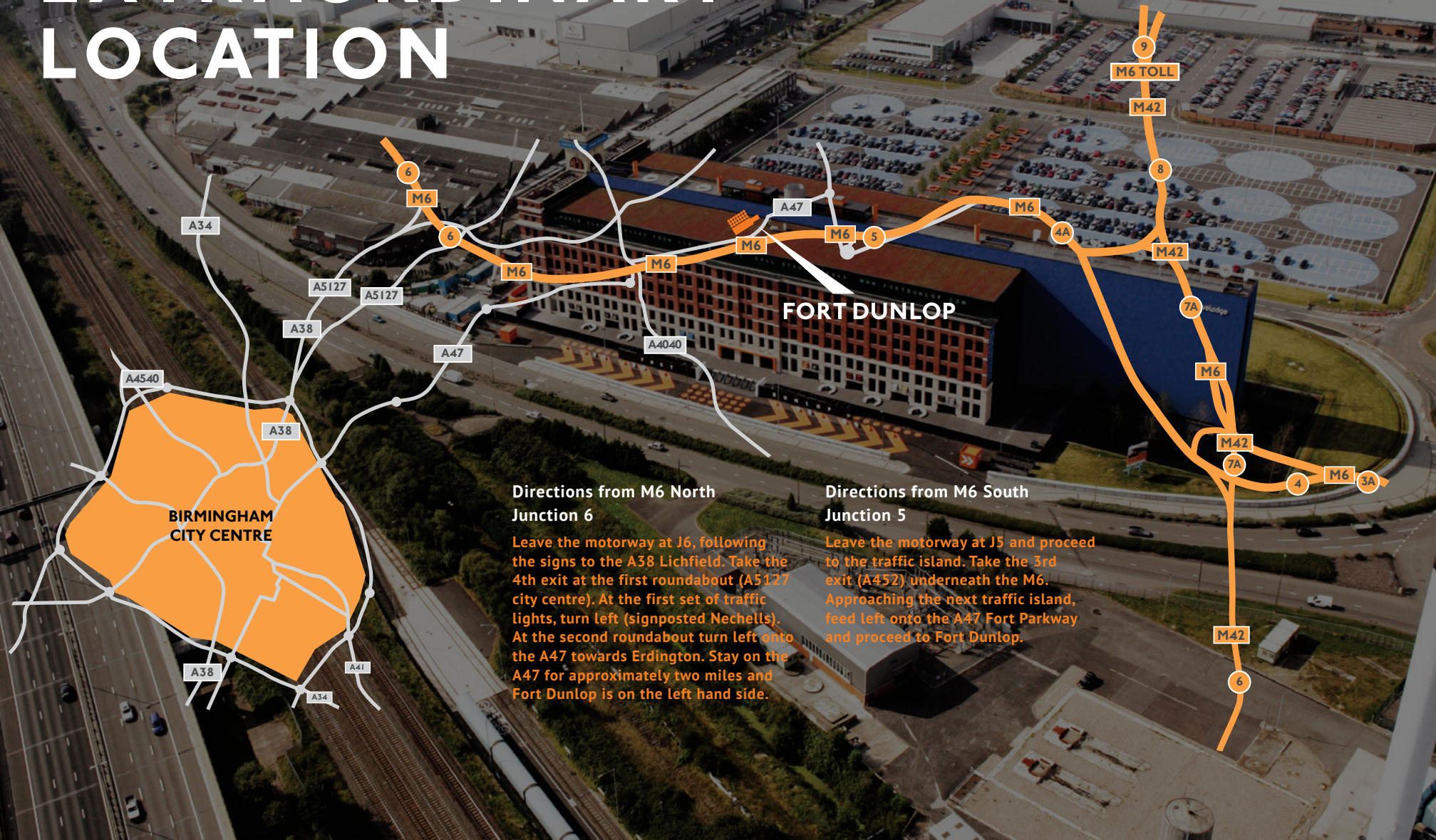
The plan below shows the extent of the sixth floor clearly outlining the area that is now available to let, and what space is currently occupied.



 CURRENTLY OCCUPIED  COMMON AREAS  TO LET

Car parking is available on the basis of 1:279 sq ft allocation. Terms upon application.

EXTRAORDINARY LOCATION



Directions from M6 North Junction 6

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.

Directions from M6 South Junction 5

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.



Fort Dunlop occupies one of the most prominent and accessible sites in the country, adjacent to the M6 between Junctions 5 and 6.

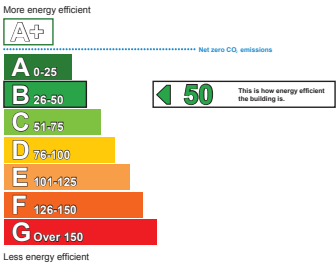
The M6 links directly to the M5, M42, M1 and M69 which in turn connects to almost all of the major motorway networks in the UK.

Fort Dunlop is located on the A47, Fort Parkway which takes you directly to the City Centre in around ten minutes by car.

SAT NAV B24 9FD

FORT DUNLOP

THE SIXTH FLOOR



BREEAM rating - Very Good
1 : 7 sq m occupational density

PARADIGM
PROPERTY CONSULTANTS

0141 227 4681
24 Blythswood Square Glasgow G2 4BG
www.ppcllp.uk.com

euan@ppc llp.uk.com
DD: 0141 227 4681

BILFINGER
gva.co.uk

GVA
08449 02 03 04

george.jennings@gva.co.uk
DD: 0121 609 8458

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www.urbansplash.co.uk/commercial/fort-dunlop

