

FORE

www.foresolihull.com



another development by **properties**

Situated immediately off JN 4 of the M42 with good prominence to the motorway means that FORE is one of the best business park locations in the West Midlands.

VITAL STATISTICS

Building type: Quality office buildings

Location: Solihull JN 4 M42

Total sq ft: 172,055 sq ft

Agents: CB Richard Ellis / KWB

Development URL: www.foresolihull.com



FORE is a four building scheme totalling 172,055 sq ft. Buildings will range from the smallest of 25,652 sq ft net to the largest building of 58,608 sq ft.

Phase One is under construction and will be available and ready for **occupation spring 2009** and will comprise FORE 1 and FORE 2, buildings of 25,652 sq ft and 40,339 sq ft respectively.

FORE is adjacent to a 17 acre country park providing amenity for occupiers as well as a pleasant working environment.



The specification of each building includes:

- BREEM 'Very Good' rating
- EPC rating of band 'B'
- Building Management System to optimise energy efficiency
- Full DDA compliance
- Toilets and shower facilities on each floor
- Car parking ratio of 1/238 sq ft net. On site cycle parking
- Clear floor to ceiling height of 2.75m
- Clear floor void of 150mm
- 4 Pipe fan coil air conditioning
- Impressive entrance foyer with full height atrium



At BAM Properties we don't just talk about sustainability we deliver it.

For over a decade we have achieved a 100% record of obtaining a 'Very Good' or 'Excellent' rating from the Building Research Establishment for our office buildings. Our BREEAM record proves our commitment to sustainability.

This commitment runs through every one of our developments. We make sure our buildings not only meet current standards of sustainability, but also try to anticipate the demands of the future. Each development presents its own challenges, but we are striving to do even more to improve future BAM Properties' developments, and our goal is continuous improvement.

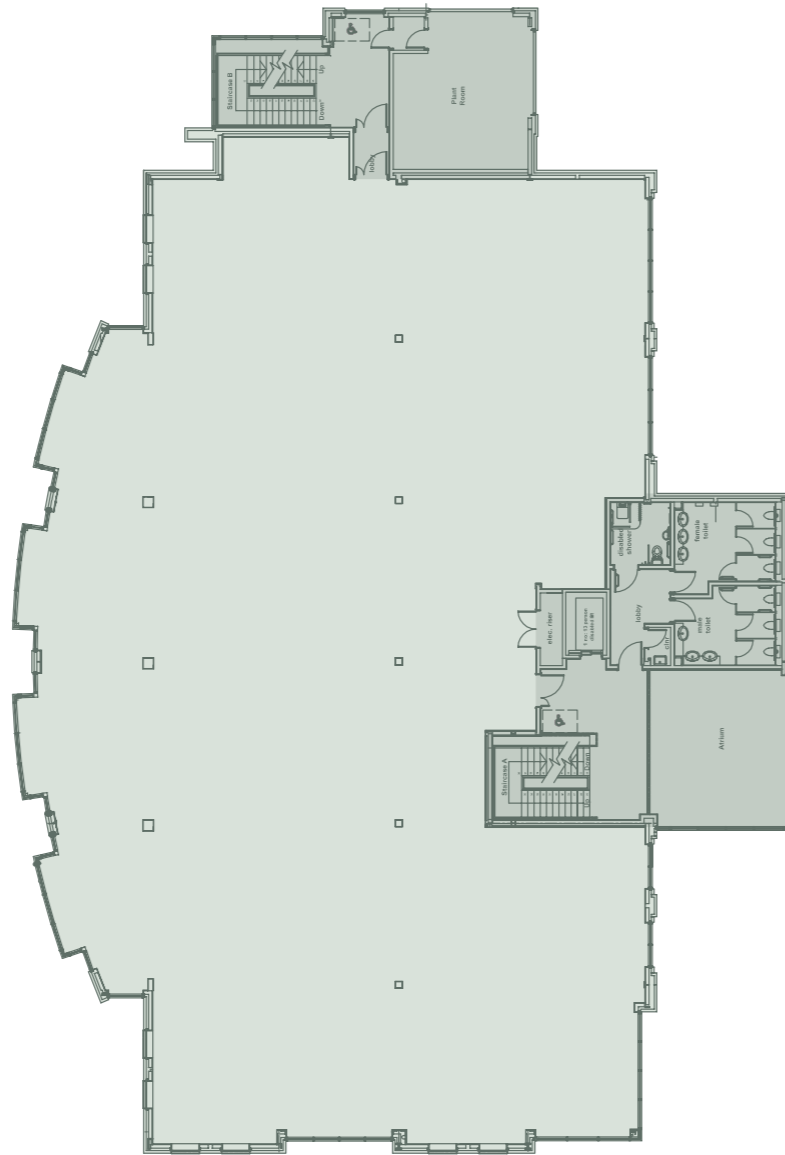
Our sustainable developments help owners and occupiers to deliver their own commitments to Corporate Social Responsibility.

FORE



FORE 1

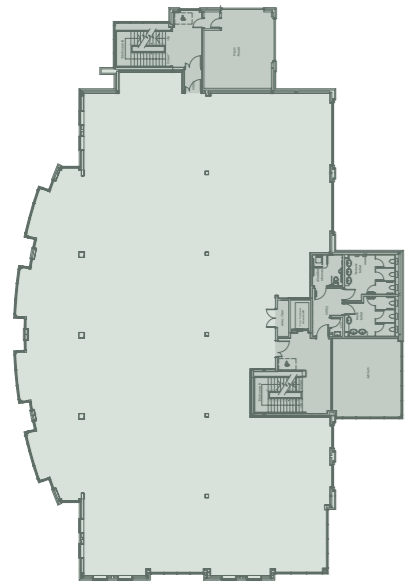
Upper Floor



SCHEDULE OF AREAS

Floor	Net sq ft	Net sq m
Ground	8,913	828
First	8,967	833
Second	7,772	722
Total	25,652	2,383

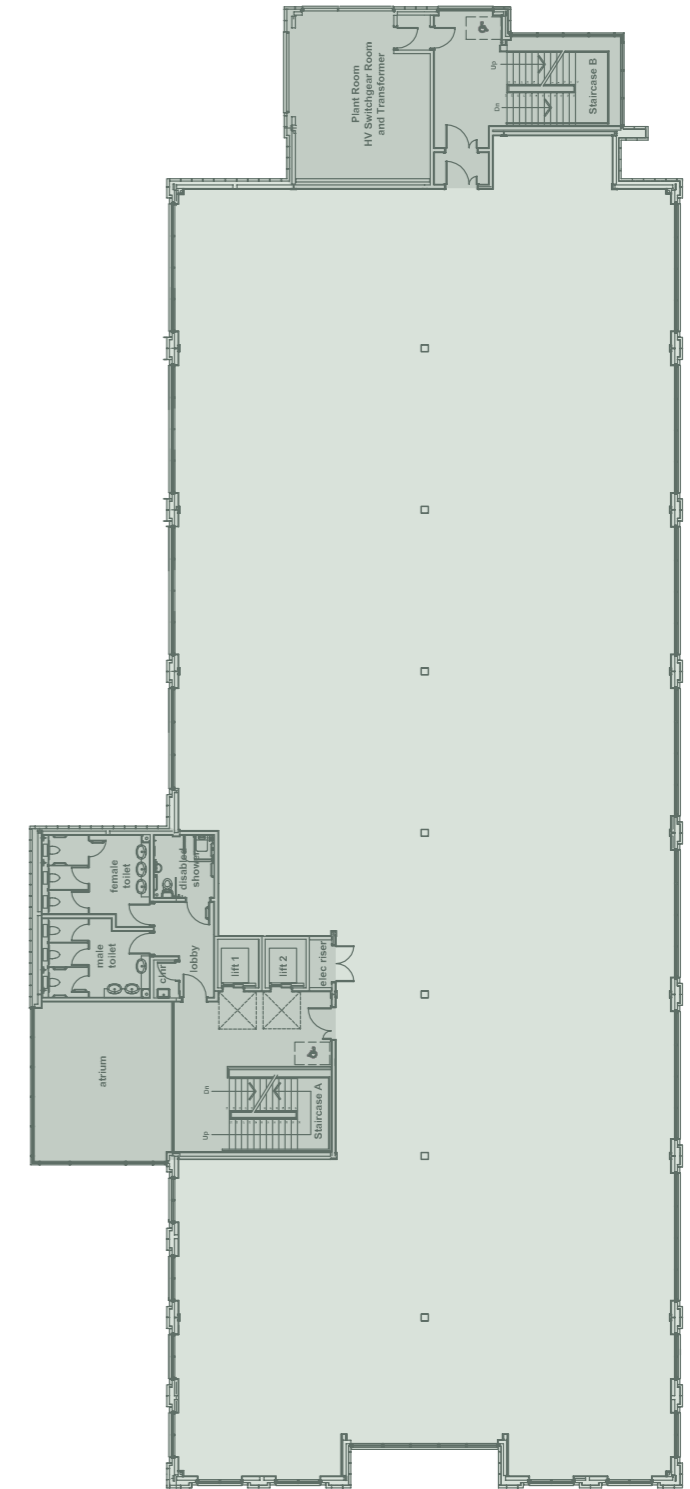
Car parking spaces: 108



Ground Floor

FORE 2

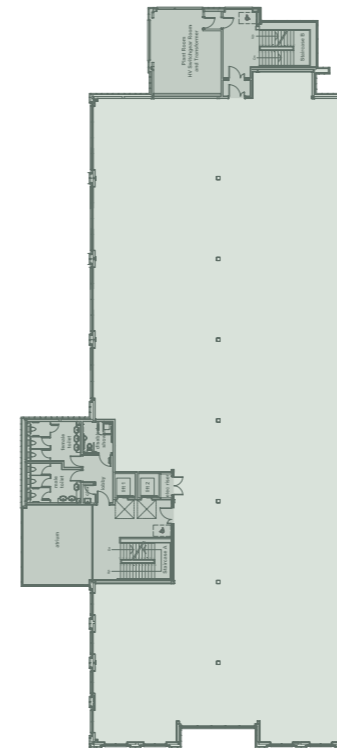
Upper Floor



SCHEDULE OF AREAS

Floor	Net sq ft	Net sq m
Ground	10,441	970
First	10,484	974
Second	10,484	974
Third	8,934	830
Total	40,343	3,748

Car parking spaces: 169



Ground Floor

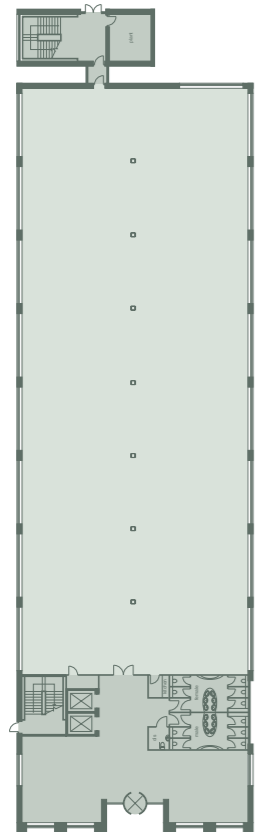
FORE 3



SCHEDULE OF AREAS

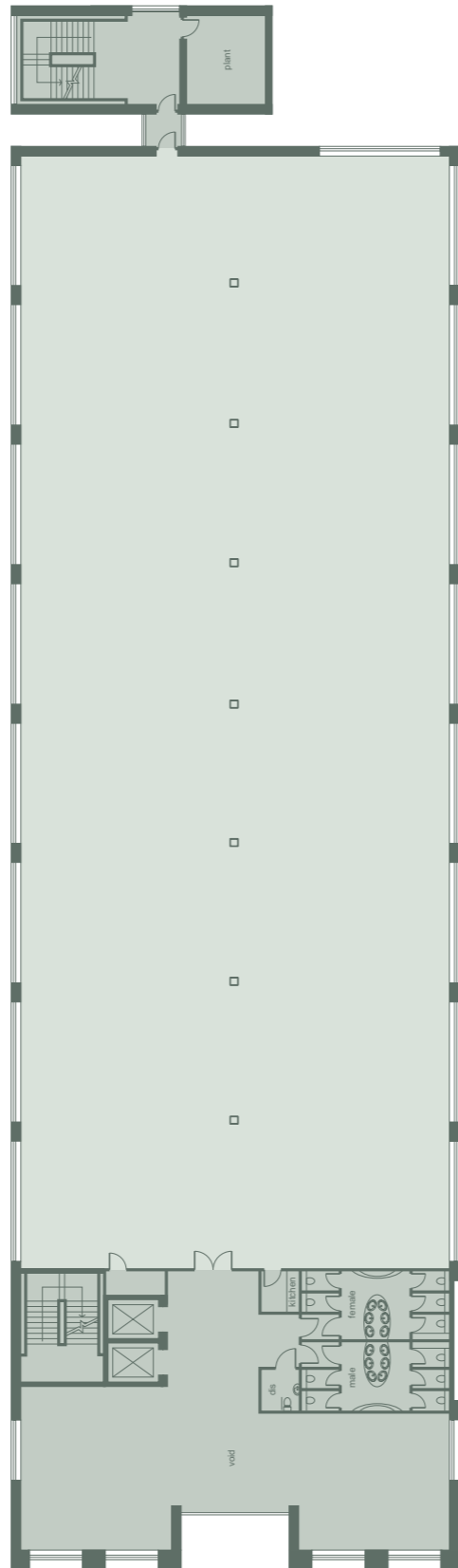
Floor	Net sq ft	Net sq m
Ground	12,153	1,129
First	12,153	1,129
Second	12,153	1,129
Third	12,153	1,129
Fourth	10,000	929
Total	58,612	5,445

Car parking spaces: 246



Ground Floor

Upper Floor



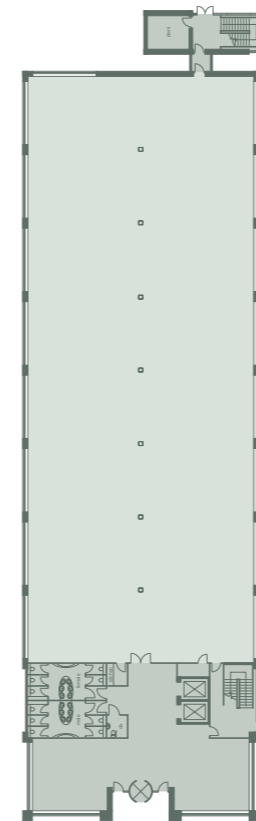
FORE 4



SCHEDULE OF AREAS

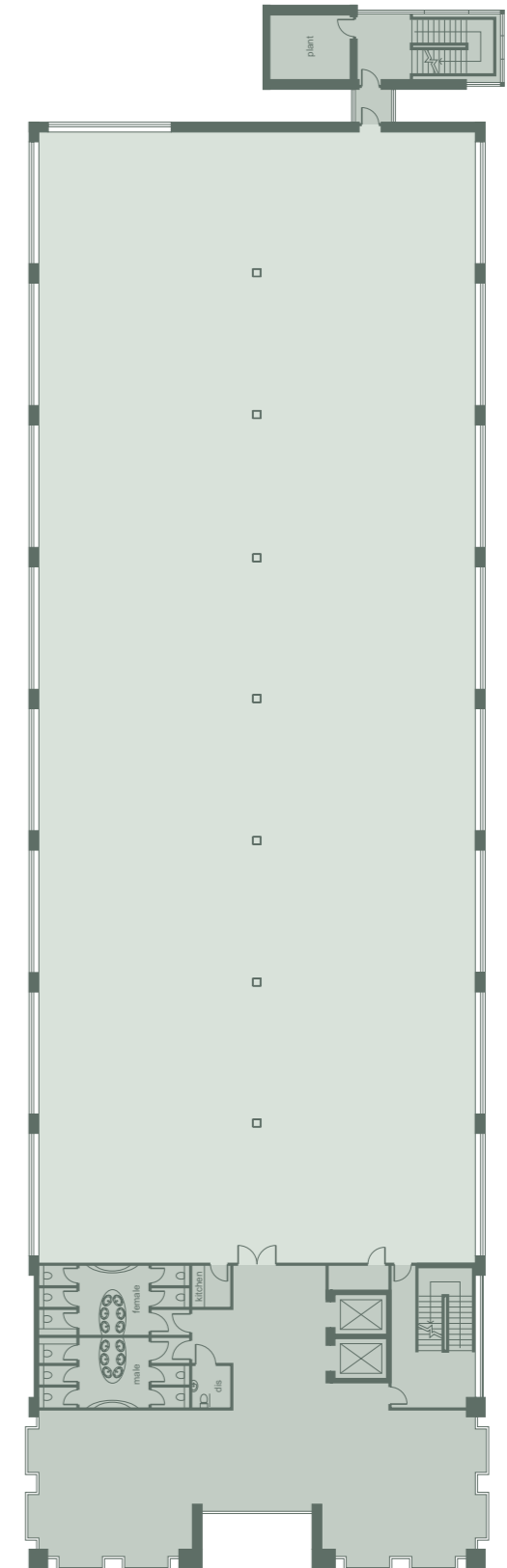
Floor	Net sq ft	Net sq m
Ground	12,400	1,152
First	12,400	1,152
Second	12,400	1,152
Third	10,248	952
Total	47,448	4,408

Car parking spaces: 199



Ground Floor

Upper Floor

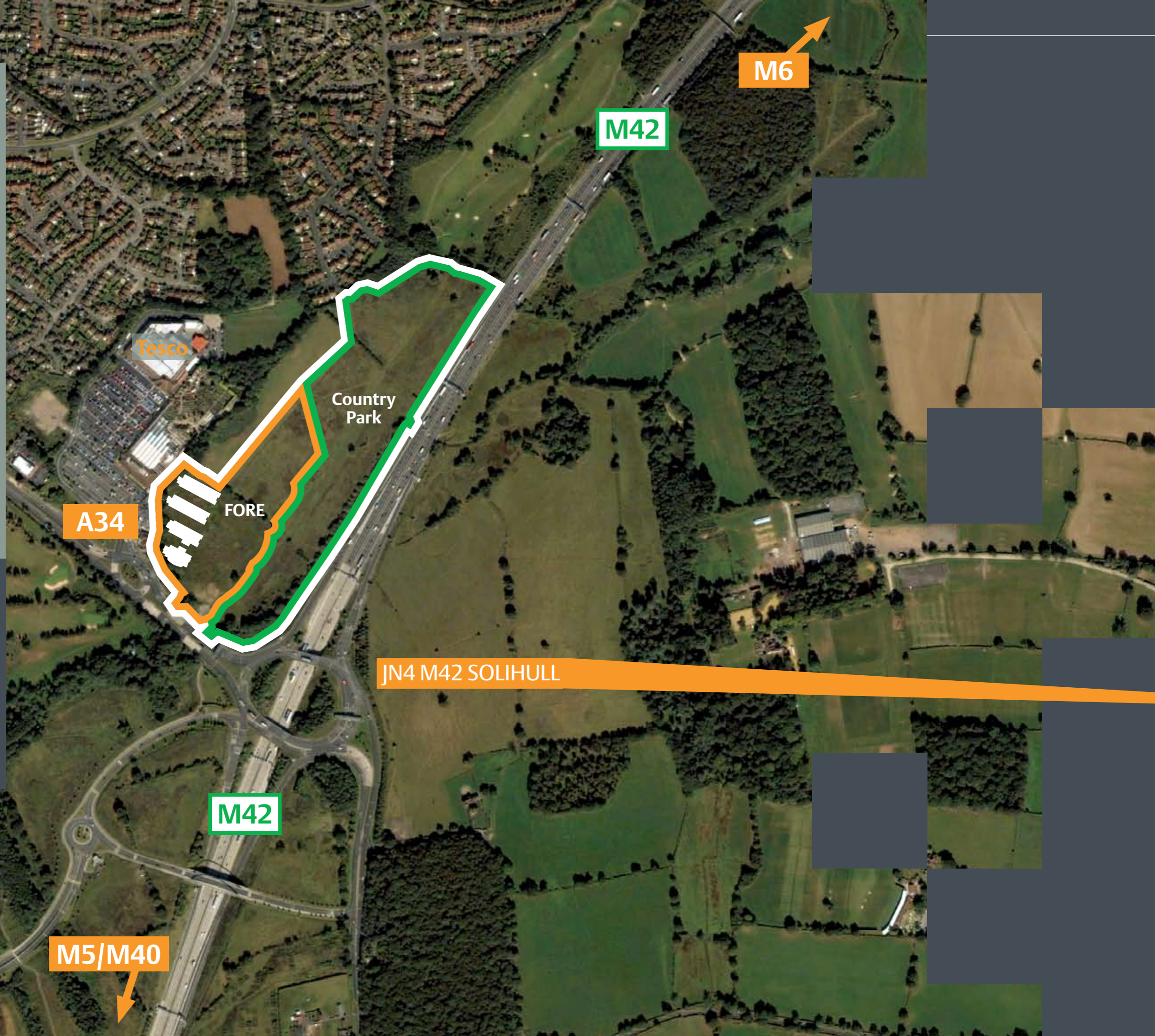


Prominent location

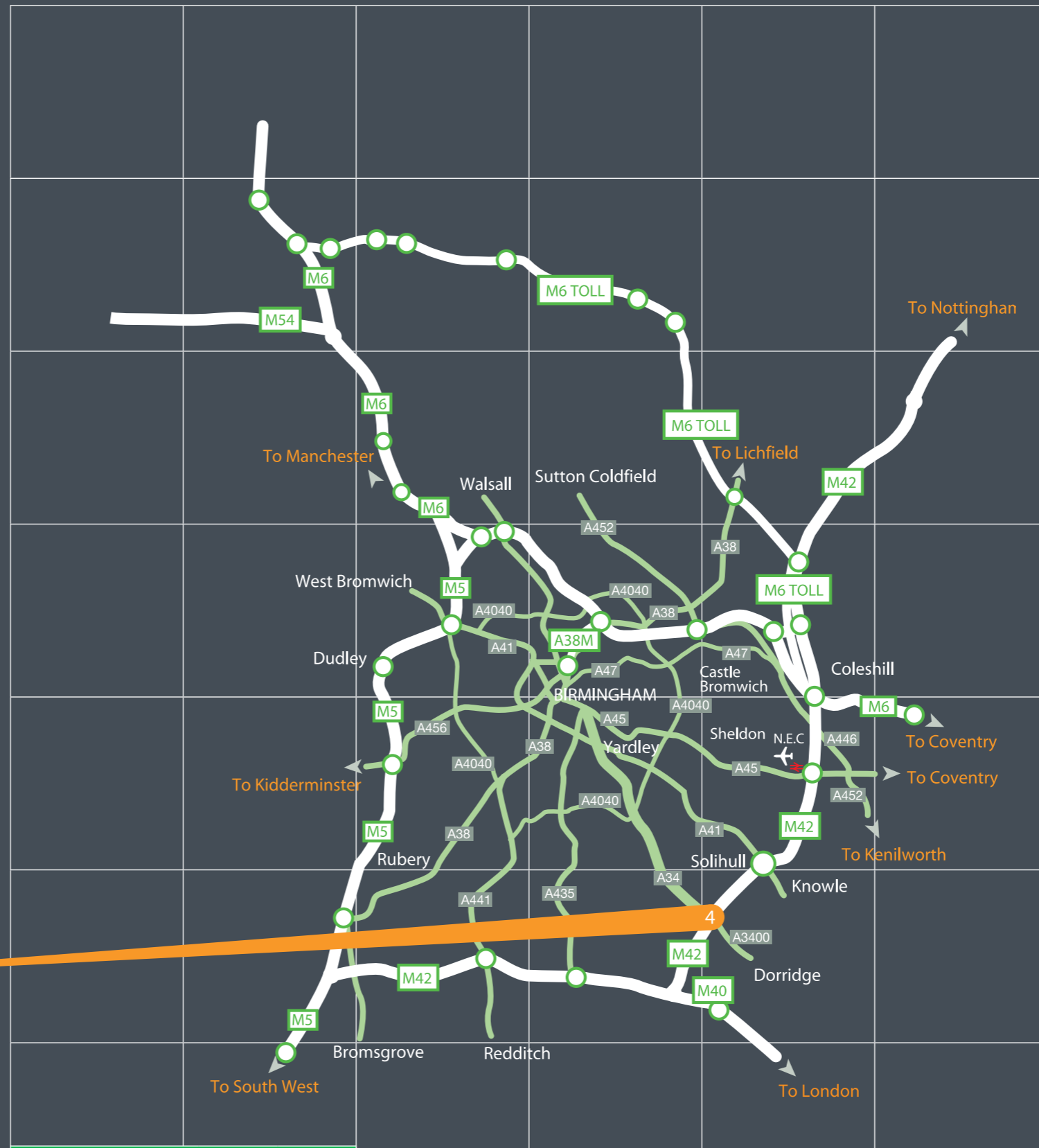
FORE offers one of the best locations to access the UK motorway network offering links to the M6, M5, and M40. In addition Birmingham International Airport is 10 minutes drive away.

FORE is approximately 10 minutes drive from Solihull town centre where Touchwood Shopping centre provides a wealth of retail facilities anchored by a John Lewis department store. In addition, Touchwood provides a selection of restaurants and a multi screen cinema as well as secure car parking. Further to the south of FORE are a number of well known restaurants and Hotels which provide good quality dining opportunities within a few minutes drive.

The best business location within the West Midlands



FORE



APPROXIMATE TRAVEL TIMES BY ROAD

Central London	140 mins	115 miles
Bristol	95 mins	92 miles
Manchester	110 mins	98 miles
Nottingham	70 mins	54 miles
Birmingham Airport	15 mins	7 miles
Birmingham City Centre	25 mins	10 miles

The effective communications infrastructure is reinforced by the close proximity of Birmingham International Airport. This international hub handles the highest proportion of business traffic second only to London Heathrow and is the Midlands' premier gateway to European and international destinations.

Birmingham International train station located adjacent to the airport provides regular train links to the rest of the UK, strengthening FORE'S central position in the country. Solihull benefits from a highly skilled and qualified workforce. More than 870,000 people currently live within a 40 minute drive of FORE of which 65% are of working age.

www.foresolihull.com

sat nav ref: B90 4EN

For further information please contact the joint lettings agents:

CB Richard Ellis
Martin Guest
William Ventham
0121 609 7666

KWB
John Bryce
Douglas Bonham
0121 233 2330

BAM Properties is a leading player in the UK property development market. We are known for high quality commercial developments in the corporate, retail, leisure and industrial markets.

We create value for investors. And our high quality, sustainable developments also bring benefits to the businesses and people who occupy them.

We are the commercial property development arm of BAM Construct UK, a major construction services company with a turnover exceeding £1 billion pa which also engages in construction, design, facilities management and public private partnerships. BAM Construct UK is part of Royal BAM Group, a €9 billion international construction and property company listed on the Euronext Amsterdam stock exchange.

With 25 staff based in six offices throughout the UK, BAM Properties' key strength is our nationwide reach combined with the detailed local knowledge of the market. Added to this is the backing and resources of Royal BAM Group.

BAM Properties has developed over 2.5 million square feet over the past 25 years. We currently have 450,000 sq ft of space awaiting or under development and a portfolio with a projected end value of over £400m.

Conditions under which Particulars are issued. CB Richard Ellis and KWB for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations or fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CB Richard Ellis nor KWB has the authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. October 2008.



Solihull Council recognises the important role it has to play in providing the practical information, advice and support for both existing and prospective businesses in the Borough. The Council's experienced Business Investment Team has developed a full range of services for businesses thinking about locating in Solihull including extensive economic and labour market data, as well as detailed information on key business sectors and clusters.

There are a number of ways you can get further information about how you can get connected for success in Solihull:

Visit the 'Business' section of the Council's website:

www.solihull.gov.uk/solihullforsuccess

Call us on: 0121 704 6151

Email us at: economicdev@solihull.gov.uk

Write to us at: Community & Economic Regeneration, Solihull MBC, PO BOX 18, Council House, Solihull, West Midlands, B91 9Q

another development by:



Alastair McChesney
0121 236 1249

