

urbansplash

Fort Dunlop Birmingham



**Last remaining
retail / leisure units to let**
**Can be split to create space
from 1,000 - 4,537 sq ft**



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97% let, only two office units and one retail unit now remaining at Fort Dunlop, hurry and secure your new space before it's too late...

Fort Dunlop is an architectural icon. A Birmingham landmark. Providing 350,000 sq ft of inspirational commercial space ranging from 1,000 sq ft to 53,000 sq ft on seven floors.

Over 2,000 people now work at Fort Dunlop, which provides a landmark address

located on the A38, with excellent visibility from the M6 and is within half a mile of the prime Fort Retail Park.

Fort Dunlop is the best office address for any size of business from small to regional or national headquarters.

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



Fort Dunlop Fort Parkway Birmingham B24 9FD

We have kept all the best old bits of the building and poured new ideas into the shell. We've cut holes through the building providing a stunning atrium, planted a new green roof with BBQ area and bolted a new hotel onto the end.

Fort Dunlop is now home to over 50 tenants accomodating 2,000 staff; it houses the headquarters for The Birmingham Post & Mail, Service Birmingham (Capita), Secretary of State, Ford and many others ranging from structural engineers, building contractors, quantity surveyors, accountants, insurance companies through to design consultants and PR firms.

Fort Dunlop boasts an array of retailers including Scoff coffee and sandwich bar, Duet restaurant, Dwell furniture store, Poggenpohl kitchen store, Londis convenience store, Specialized bike store, Fort Dunlop Cycling Store, The Hub mobile phone store and the 100 bed Travelodge hotel.

Location

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

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. We even have our own funky double decker bus complete with wifi which shuttles to and from the city centre at peak hours.

» [Click here to see location map](#)

Last remaining retail unit to let



Unit G9
Ground floor
4,306 sq ft
(can be split)

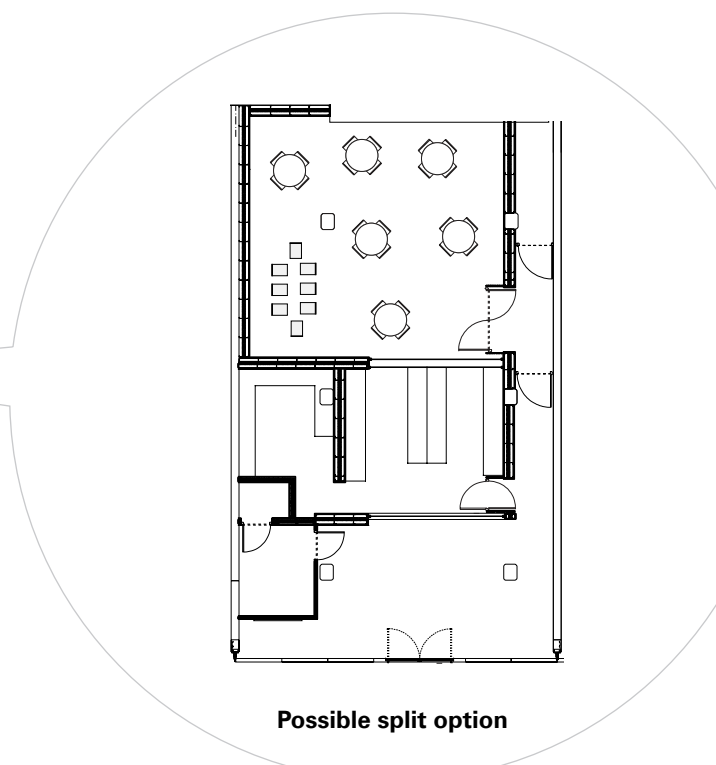
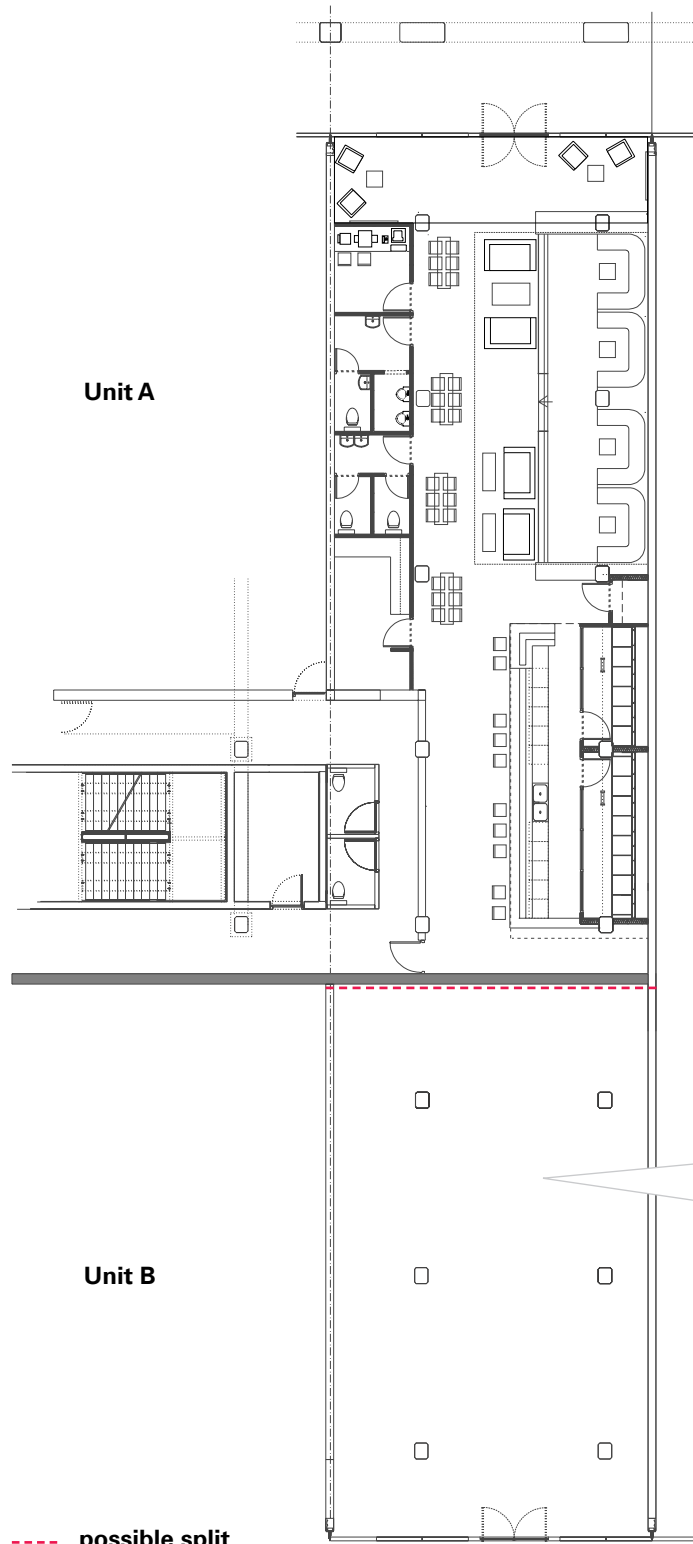
**Fully fitted out
bar & restaurant
premises**

Having stood empty for 20 years, the iconic Fort Dunlop opened its doors once again in 2006 and is now established as a destination for business and enterprise.

Already home to a thriving community of leisure and retail occupiers, including Dwell, Giant, Specialized, Poggenpohl, Londis, Scoff sandwich shop and Duet restaurant, Fort Dunlop now has one remaining retail unit available.

- 4,306 sq ft, which can be split into two units (1 x 1,830 sq ft and 1 x 2,476 sq ft)
- Approximately 2,000 people working at Fort Dunlop
- 0.7 miles from Castle Vale Retail Park
- 0.5 miles from Fort Retail Park
- Car parking included
- Flexible lease options
- 100 bedroom hotel located on site.

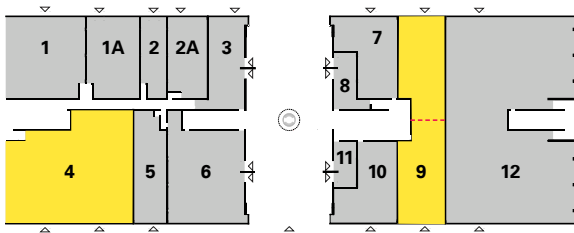
Unit G9 Ground floor



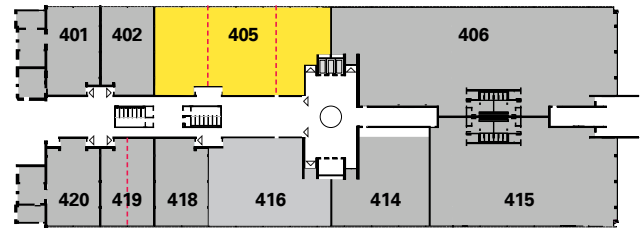
Floor plans



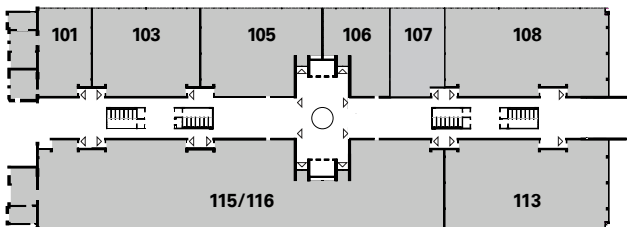
Ground floor



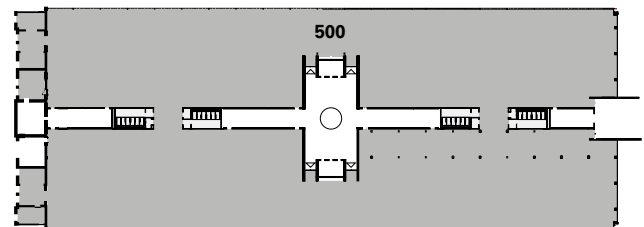
Fourth floor



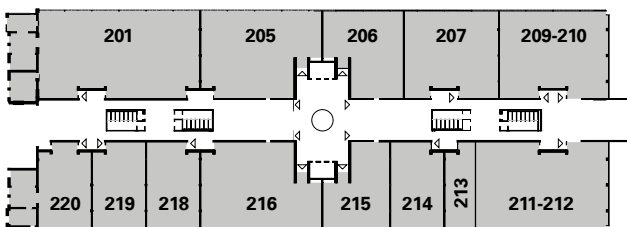
First floor



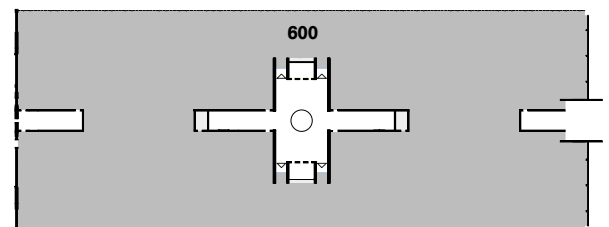
Fifth floor



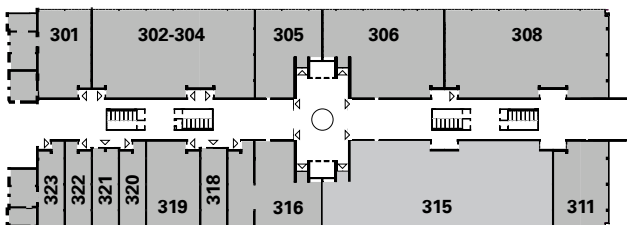
Second floor



Sixth floor



Third floor



--- possible split
 available to let

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Floor areas

Unit number	Area (Sq ft)	Area (Sq m)
Ground floor		
1	3,059	284
1a	2,029	188
2	968	90
2a	1,497	139
3	1,687	157
4	6,121	569
5	1,636	152
6	4,144	385
7	1,965	183
8	614	57
9*	4,537	421
10	1,621	151
11	484	45
12	11,858	1,102

*can be split to create 2,268 sq ft

First floor		
101	3,180	295
103-105	8,900	827
106	2,316	215
107	2,164	201
108	6,673	620
113	6,673	620
115-116	16,275	1,512

Second floor		
201	7,574	704
205	4,483	416
206	2,884	268
207#	3,821	355
209-210	4,367	406
211*	6,672	620
214	2,163	201
215	2,316	215
216	4,526	420
218	2,167	201
219	2,167	201
220	2,726	253

Unit number	Area (Sq ft)	Area (Sq m)
Third floor		
301	3,180	295
302-304	6,492	603
305	2,330	216
306	4,526	420
308	6,684	621
311	2,206	205
315	8,934	830
316-317	3,338	310
318	990	92
319	2,164	201
320	1,022	95
321	1,000	93
322	1,011	94
323	1,680	156

Fourth floor		
401	3,180	295
402	2,164	201
405*	6,715	624
406	12,505	1,162
414*	2,316	215
415	10,189	947
416-417	4,526	420
418**	2,164	201
419**	2,164	201
420	2,750	255

Fifth floor		
500	53,568	4,976

Sixth floor		
600	55,734	5,178

*can be split

**can be split to create 1,000 sq ft units

***can be combined to create a unit of 4,328 sq ft

Existing tenants include:

Travelodge Hotels Ltd, Duet Cuisine Ltd, Jetson Ltd, Gambling Insight Ltd, Voice Mobile Ltd, Fort Dunlop Cycling Ltd, Poggenpohl Group Ltd, Regus, Dwell Retail, Kas Convenience Stores Ltd, R H Group Ltd, Elmfield Training Ltd, Overbury Plc, Nicol Thomas Ltd, Waterdale Associates Ltd, The Marketing Store Worldwide Ltd, Golley Slater Group Ltd, Brinc Ltd, Greystone Advertising Design Ltd, Cox Turner Morse Ltd, Tibbatts Design Ltd, Managed Enterprise Technologies Ltd, Ford Retail Ltd, Healthline International Limited, Systemware Services Ltd, Dalkin Scotton Partnership Architects Ltd, Dains LLP, Bureau Veritas UK Ltd, Banro Sections Ltd, People Incorporated Ltd, Teleos Systems Ltd, Concept Sign & Display Ltd, Skills First Awards Limited, Cerda Planning Ltd, Holman Group Ltd, Volkerfitzpatrick Ltd, Linford Group Ltd, Premium Choice Ltd, Secretary of State, Building Services Design Cambridge Ltd, Service Birmingham Ltd, Midland Newspapers Ltd, Green Room Retail, Skills First, Think Recruit Limited, Randstand, Lean Digital Marketing.