

# Fort Dunlop Birmingham

Iconic office and retail space  
Units from 1,000 to 50,000 sq ft

urbansplash

# Fort Dunlop Birmingham

**Fort Dunlop is an architectural icon. A Birmingham landmark. It's a Grade A office building providing 380,000 sq ft of inspirational commercial space in units of 1,000 sq ft to 50,000 sq ft set over seven floors. Fort Dunlop is an unrivalled office address for any size and type of business.**

The redevelopment kept the best bits of the original building and added stunning new features, including a dramatic atrium, green roof and a fantastic new hotel.

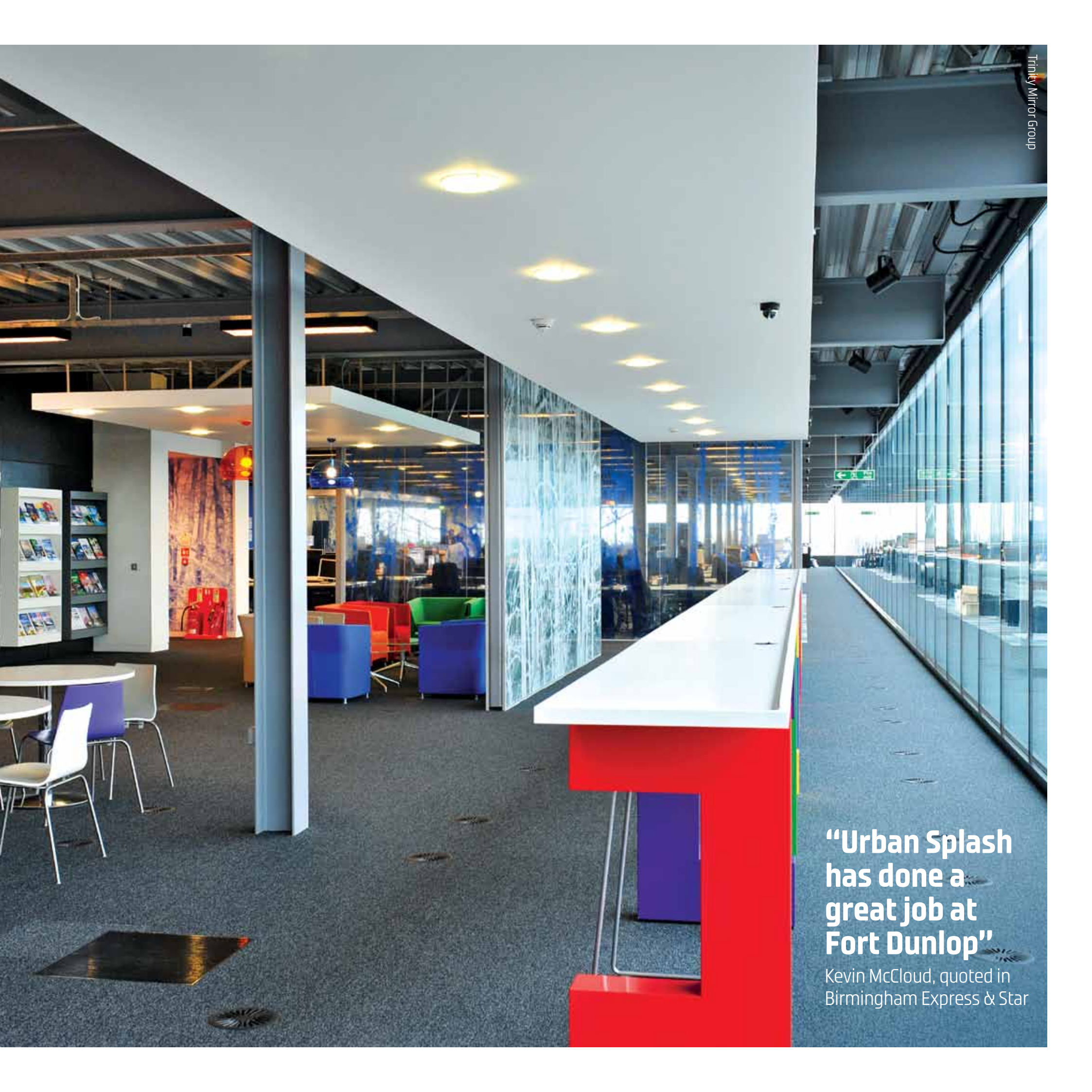
- Over 300,000 sq ft of office space, 45,000 sq ft of retail space and a 100 bedroom hotel
- Famous national icon
- Grade A office specification
- 65 tenants - from small creatives to huge corporates
- One of the most prominent and accessible sites in the country
- Stunning 7,000 sq ft atrium
- Short Form Lease enables quick lettings and next day move in
- Free on site parking within the lease
- Fort Dunlop bus service to the city centre at peak hours
- Headquarters for the Birmingham Post & Mail, Service Birmingham, Elmfield Training and Premium Choice
- On site facilities include hotel, convenience store, crèche, coffee shop and sandwich shop
- Longest roof garden in Europe with its very own BBQ for tenants' use

**Existing tenants include:**

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



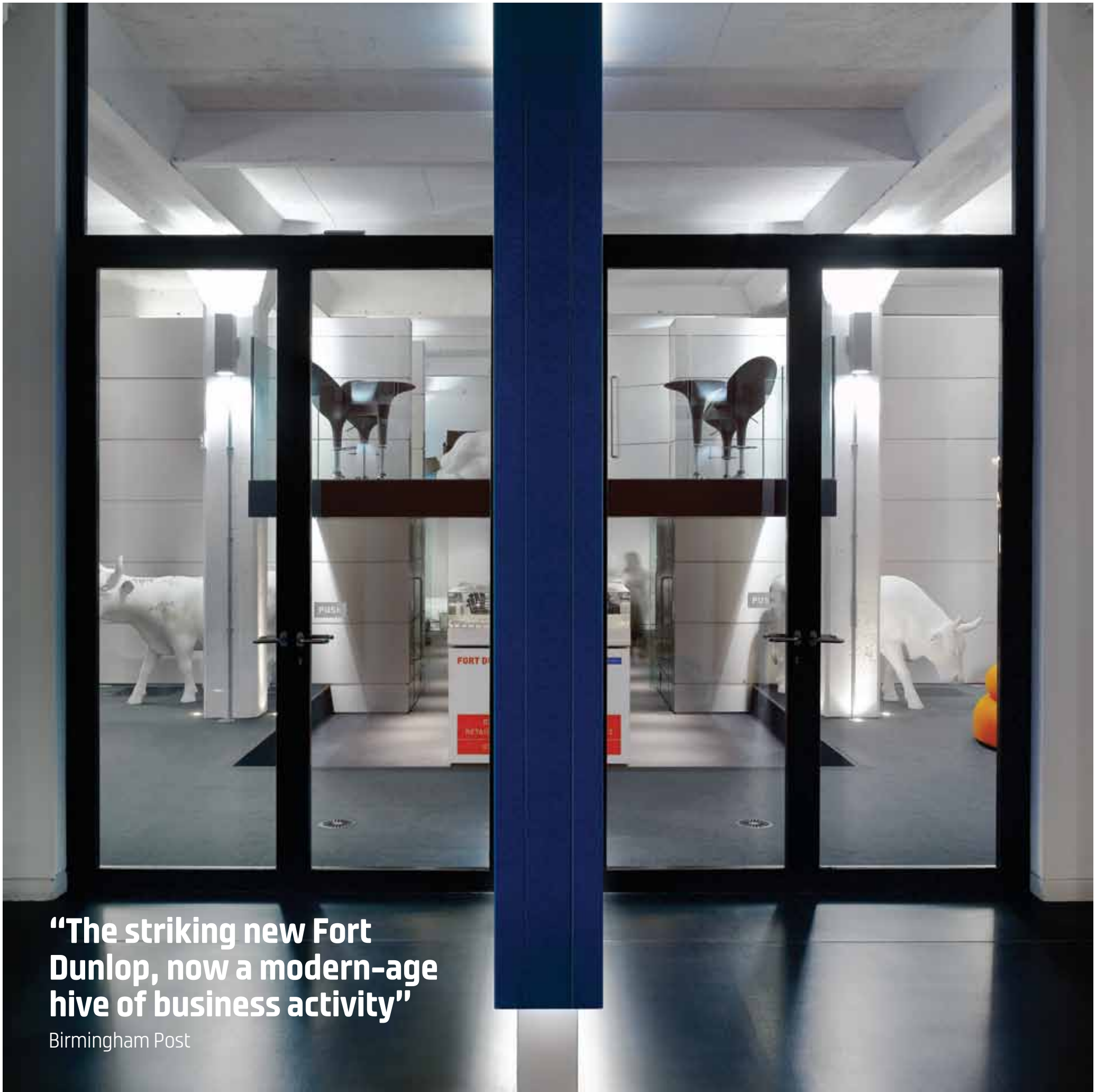




**“Urban Splash  
has done a  
great job at  
Fort Dunlop”**

Kevin McCloud, quoted in  
Birmingham Express & Star





**“The striking new Fort  
Dunlop, now a modern-age  
hive of business activity”**

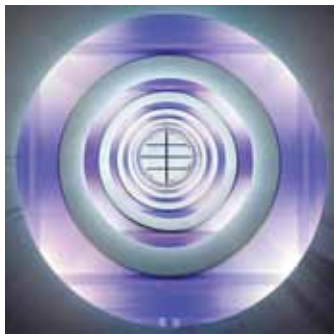
Birmingham Post



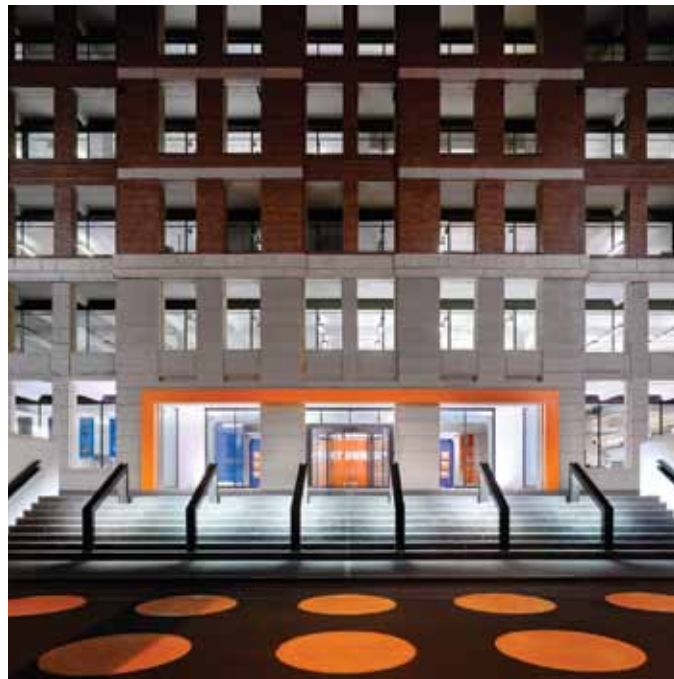
**“...a phenomenal success...”**

Express & Star





Trinity Mirror Group



Green Room



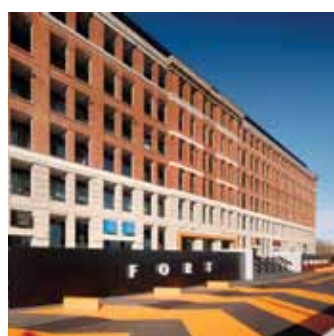
Green Room



Specialized



Boxer



Boxer

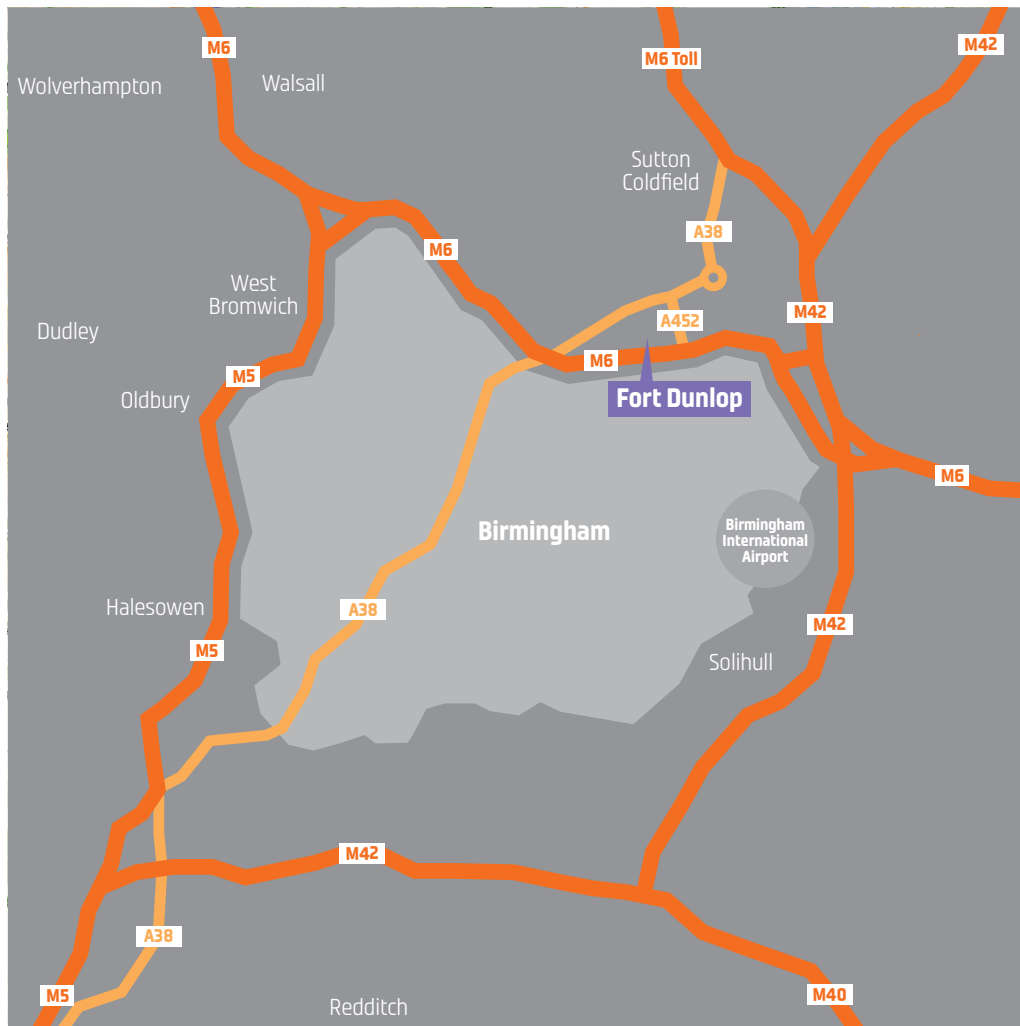




**“Urban Splash is a star performer in the regeneration of Northern England and the Midlands, converting industrial buildings and derelict sites into modern properties with panache...”**

Financial Times



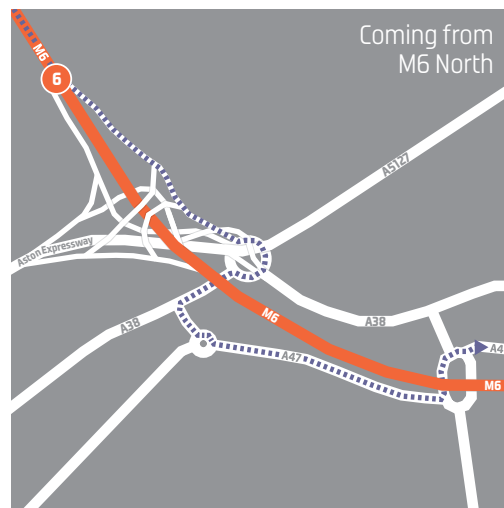
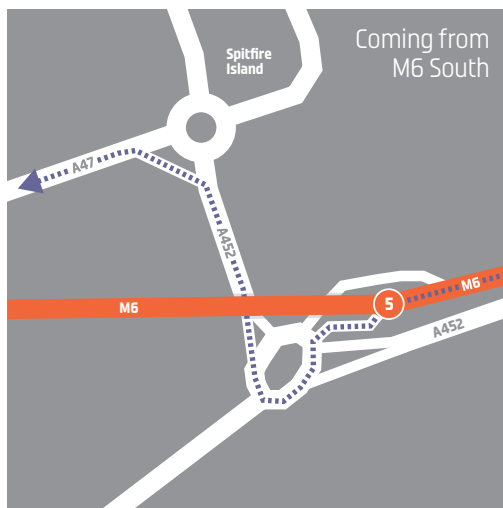


# Fort Dunlop Fort Parkway Birmingham B24 9FD

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



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## 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.

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## 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.

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