

**6TH FLOOR**  
**GRADE A OFFICE SPACE**  
**TO LET 26,415 SQ FT**

**F D**  

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**FORT DUNLOP**

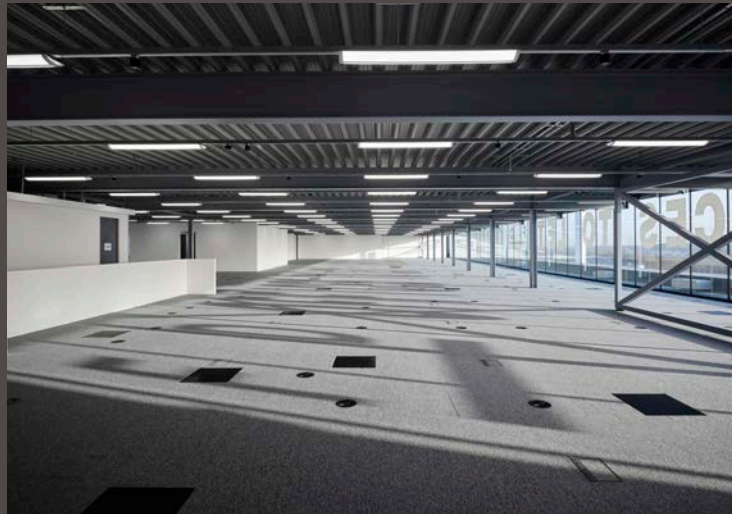




**ACCESSIBLE**



**FLEXIBLE**



**UNIQUE**



**AFFORDABLE**



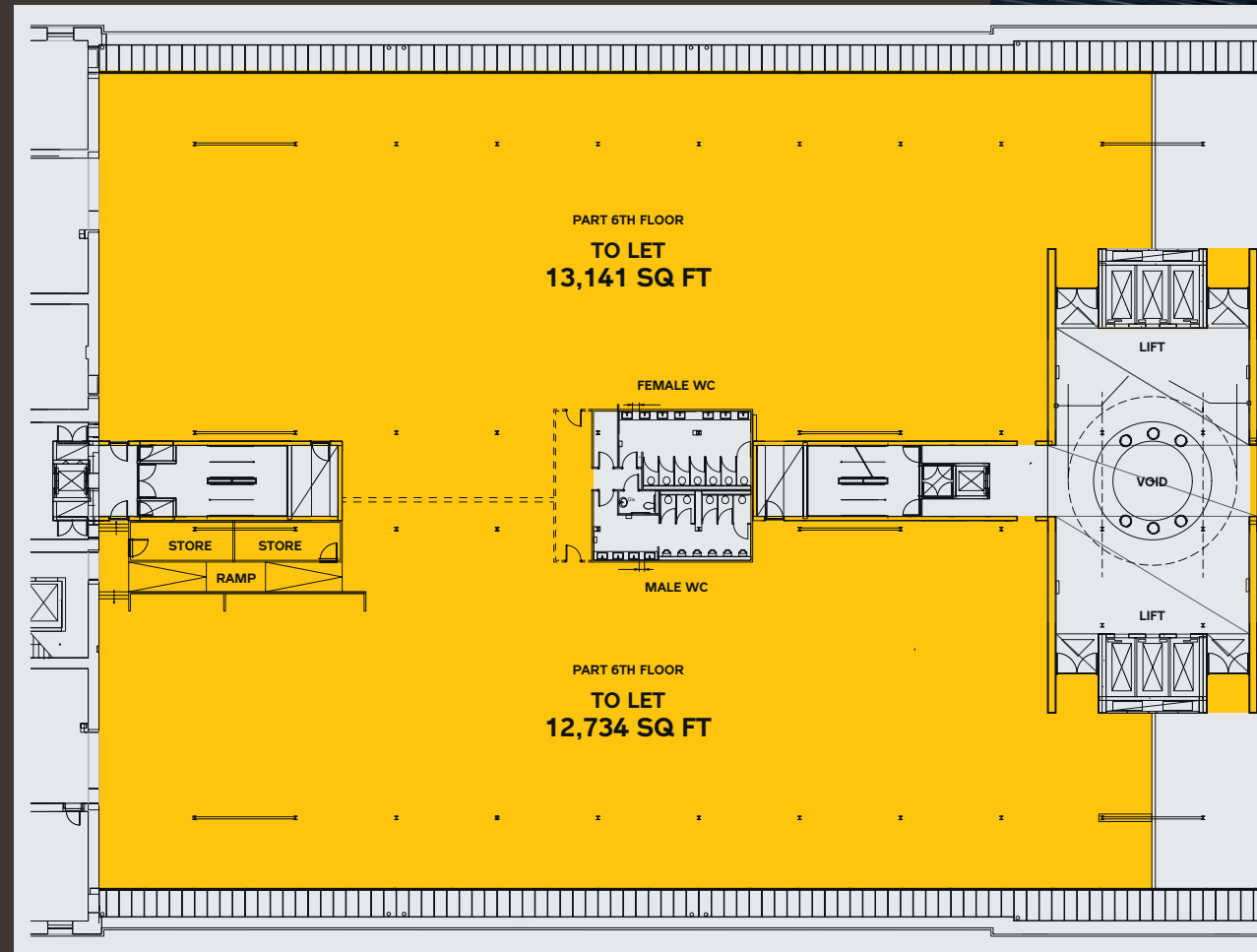
# 6TH FLOOR

**SUITES TO LET  
FROM 12,734 SQ FT  
TO 26,415 SQ FT**



# SPECIFICATION

- EPC rating – B
- BREEAM rating – very good
- 1:7 sq m occupational density
- LED lighting hung from exposed soffits
- Upflow heating and cooling system
- Full height perimeter glazing
- 500mm raised access floor
- Under floor busbar connection system based on 1/10 sq m
- ‘Smart’ electrical metering system



**TOTAL AVAILABLE SPACE 26,415 SQ FT**



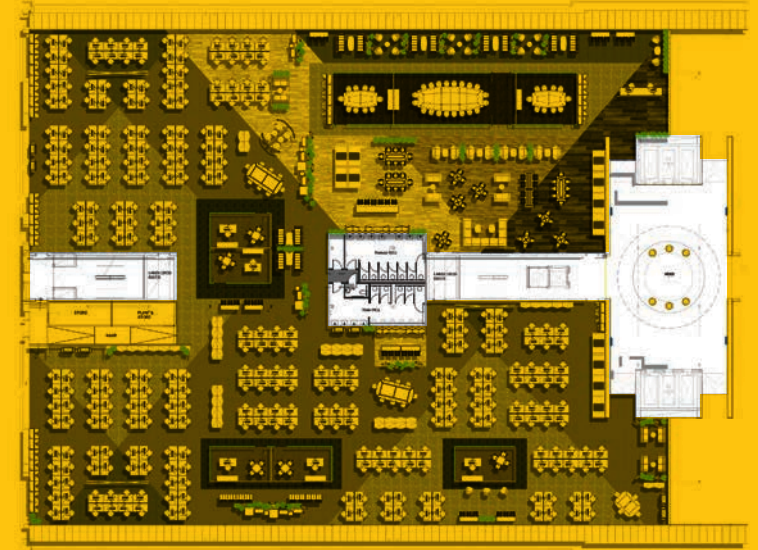
# FLEXIBILITY

The 6th floor at Fort Dunlop is suitable for a range of occupiers. Representing a well located, agile working space, with outstanding levels of natural light and ability to deliver a flexible configuration.



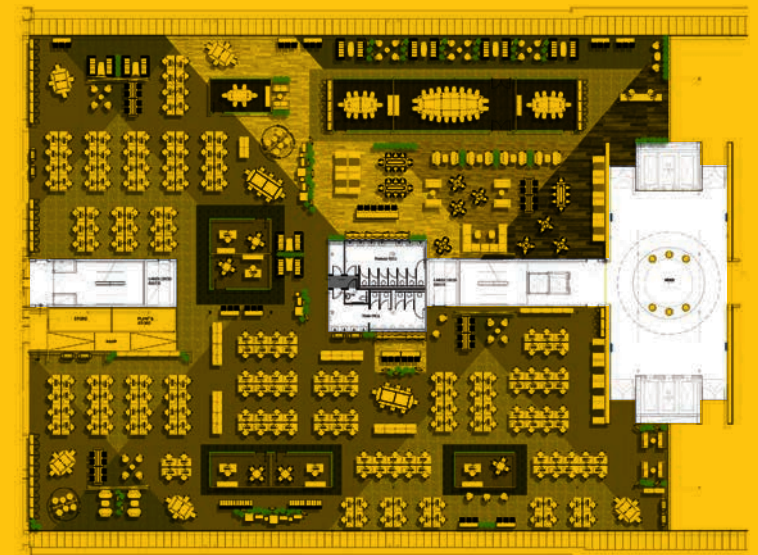
## Density 1:7

- 1 x Reception
- 1 x Boardroom
- 3 x Meeting Rooms  
Waiting Seating
- 1 x Main Tea Point
- 1 x Small Tea Point
- 1 x Informal Meeting Booths
- 3 x Hot Desks  
Various Away From the Desk Layouts
- 5 x Director Offices
- 276 x Work Stations
- 4 x Print Hubs  
Storage Wall Formats  
Freestanding Storage



## Density 1:10

- 1 x Reception
- 1 x Boardroom
- 3 x Meeting Rooms  
Waiting Seating
- 1 x Main Tea Point
- 1 x Small Tea Point
- 4 x Informal Meeting Booths
- 7 x Hot Desks  
Various Away From the Desk Layouts
- 5 x Director Offices
- 216 x Work Stations
- 4 x Print Hubs  
Storage Wall Formats  
Freestanding Storage





# WORKFORCE

Fort Dunlop has one of the largest recruitment catchment areas with over 6.7 million people accessible within a 60-minute commute (4.4 million of which are between ages 16 and 64).

The Birmingham average wage is 92% of the UK average.

Total population within 30 and 60-minute catchment of Fort Dunlop;

Population by Age	Within 30 mins	% for area	Within 60 mins	% for area
0-4	162,500	7	436,000	6.5
5-14	297,500	12.8	807,000	12
15-24	347,000	14.9	948,000	14.1
25-34	324,000	13.9	877,500	13.1
35-44	319,000	13.7	937,000	13.9
45-54	298,000	12.8	907,000	13.5
55-64	244,000	10.4	768,000	11.4
64+	338,000	14.5	1,040,000	15.5
	<b>2,330,000</b>		<b>6,720,500</b>	

High average social grade of A/B.

16.2% of people ages 16-74 in professional occupations.

“ THERE ARE MORE THAN 2,000 PEOPLE WORKING UNDER THE FORT DUNLOP ROOF. ALONG WITH THE GREAT ONSITE AMENITIES AND TENANT EVENT PROGRAMME, THIS CREATES A REAL SENSE OF COMMUNITY AND GIVES THE PLACE A BUZZ. ”

Overbury PLC

## LOCAL UNIVERSITIES







# LOCATION

**WE ARE LOCATED ON THE A47 (FORT PARKWAY), WHICH TAKES YOU DIRECTLY TO THE CITY CENTRE IN AROUND 10 MINS.**

Fort Dunlop is at the heart of the motorway network sitting between Junctions 5 and 6 on the M6, which links directly to the M5, M42, M1 and M69.

## Fort Dunlop

Fort Parkway  
Birmingham  
B24 9FD



## CAR...

Sitting slap bang on the A47 (Fort Parkway), Fort Dunlop stretches between Junctions 5 and 6 of the M6, which links directly with the M5, M42, M1 and M69.



## BUS...

Fort Dunlop has a contract with National Express West Midlands which runs to and from the city centre. The free service runs Monday to Friday. There are also additional bus routes operating in the area as shown here, for more information or visit: [nxbus.co.uk](http://nxbus.co.uk)

### Birmingham City Centre to

#### Fort Dunlop via Star City

##### Monday to Friday:

City Centre (Carrs Lane)	0730	0830	1735	1835
Star City	0745	0845	1750	1850
Fort Dunlop	0755	0855	1800	1900

#### Fort Dunlop to

#### Birmingham City Centre via Star City

##### Monday to Friday:

Fort Dunlop	0800	0900	1705	1805
Star City	0810	0910	1715	1815
City Centre (Carrs Lane)	0825	0925	1730	1830



## TRAIN...

Birmingham New Street, Snow Hill, Moor Street and Birmingham International railway stations serve as links to the North and South of the UK. Taxis from New Street, Snow Hill and Moor Street are approximately **£10-13.**



## AIR...

Birmingham airport is 15 mins away with access to over 300 global destinations.

Rome	2.35hrs
Budapest	2.30hrs
Frankfurt	1.40hrs
Milan	2.05hrs
Prague	1.55hrs
Brussels	1.10hrs
Zurich	1.50hrs



**F D**  
FORT DUNLOP

SAT NAV B24 9FD

# PARKING

IN ADDITION TO THE EXISTING PARKING, **PHASE 1** OF THE DECK PROVIDES **146** CAR PARK SPACES.

With our new parking facilities, you can be sure not to have any stress when parking your vehicle. Ample secure car parking is available on-site, just a minutes walk from your front door.

Visit [fortdunlop.com/parking](http://fortdunlop.com/parking) for more information.

**F D**



**GEORGE JENNINGS**

george.jennings@avisonyoung.com

**0121 609 8458**



**DOUGLAS BONHAM**

douglas.bonham@colliers.com

**0121 265 7616**

# CONTACT

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CONTACT OUR AGENTS  
FOR MORE DETAILS

**WHY SHOULDN'T A WORKING ENVIRONMENT BE,  
ACCESSIBLE, FLEXIBLE, UNIQUE AND AFFORDABLE?**

**[WWW.FORTDUNLOP.COM](http://WWW.FORTDUNLOP.COM)**