

9,000 sq ft  
LET TO ADECCO



**TRINITY PARK**

J6 M42 • SOLIHULL

WHERE ROAD, RAIL AND AIR MEET

**GRADE A HEADQUARTER OFFICES**

To Let

7,003 - 17,285 sq ft (651 - 1,606 sq m)



[www.t3trinitypark.co.uk](http://www.t3trinitypark.co.uk)

T3 is one of 6 high quality office buildings at Trinity Park, one of Solihull's premier business parks.

### WHERE ROAD, RAIL AND AIR MEET

Trinity Park enjoys an unprecedented location providing superb connectivity.



**ROAD** - only 0.5 miles from Junction 6 M42



**RAIL** - Birmingham International Railway Station within walking distance



**AIR** - Birmingham Airport on the doorstep



### AMENITIES CLOSE TO HAND

Nearby amenities include the Living Well Health Club, Arden Hotel Leisure Club not to mention Resorts World directly opposite which provides numerous restaurants, shops, cinema, entertainment, casino and hotel & spa.

The NEC is the largest exhibition centre in the UK with 20 interconnected halls set in 611 acres.

Solihull Town Centre, only 4 miles south, is a prosperous commuter town benefiting from all the facilities commensurate with that including Touchwood, a major shopping and entertainment complex.

To top it all Solihull has been officially named the best place to live in the UK!



**NEARBY OCCUPIERS INCLUDE:** Allianz Insurance, Beiersdorf, Lloyds Shipping, Alpro Soya, E Energy, PM Project Management, RLC Engineering



## FIRST IMPRESSIONS COUNT

T3 is an impressive headquarters office building with its striking glazed entrance and triple height reception. The reception has been totally remodelled to provide a best in class arrival experience.

The available accommodation on the first floor amounts to 7,003 sq ft and has also been comprehensively refurbished to provide a full Grade A specification which will deliver occupiers with a highly efficient environment.

The Ground Floor accommodation amounting to 17,285 sq ft will be available from early 2022 and is to be refurbished to a Grade A specification.

Part of the first floor has recently been let to Adecco, the world's second largest Human Resources provider and temporary staffing firm.

Through a combination of the buildings arrival experience, highly effective floor plate, and high quality Grade A specification it will deliver occupiers with a best in class environment.

## GRADE A SPECIFICATION (FIRST FLOOR)

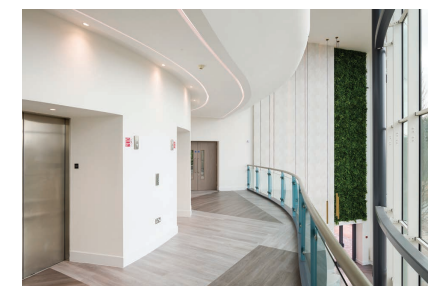
- New independent VRF air conditioning system
- Providing a 1:8 sq m occupational density
- EPC B (28 points)
- New metal tiled suspended ceiling
- Inset LG7 LED light diffusers
- Fully accessible raised floor (120mm clear)
- New carpeting throughout
- 2.65m clear floor to ceiling height
- Basement shower facilities
- Basement lockers and changing facilities
- Cycle racks
- EV charging points
- Monitored CCTV Coverage
- 35 car parking spaces



## TERMS

The suites are available on a new lease for a term to be agreed.

The quoting rental is available on application from the sole agents.



### MODERN OPEN SPACE

Open plan, highly efficient floor space benefiting from excellent natural light enhanced by a central atrium.



### INSPECTION & VIRTUAL TOUR:

A virtual tour has been prepared of the reception and whole first floor which can be viewed at:

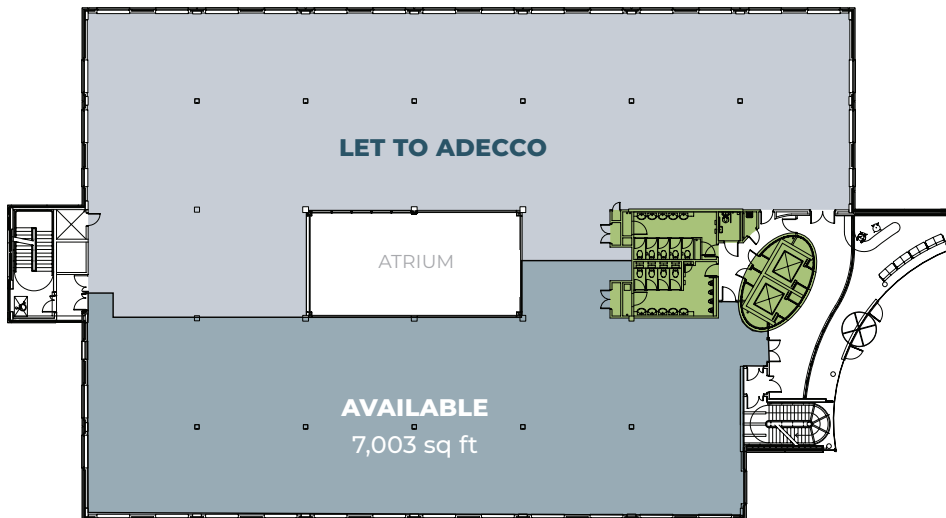
#### Reception:

<https://viewings.ehouse.co.uk/#/matterport/show/t9bDnAwdshT>

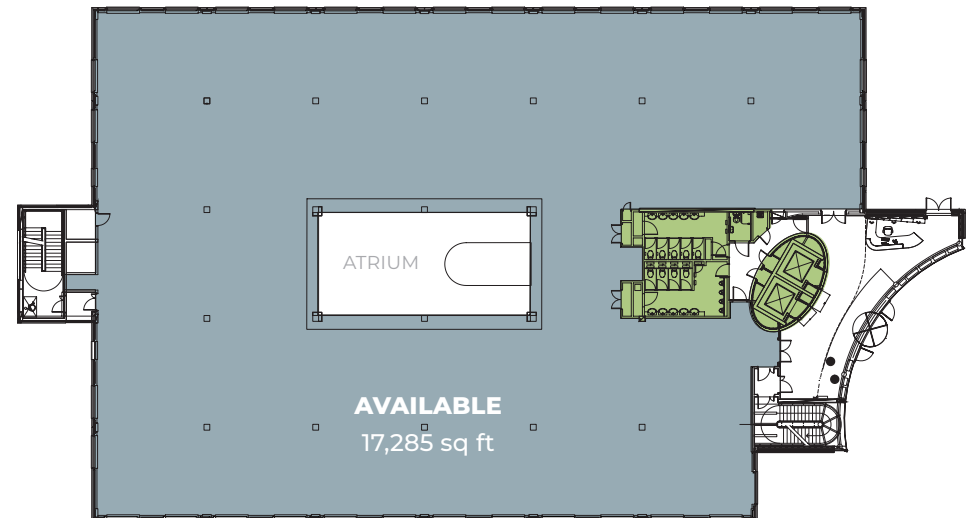
#### First Floor:

<https://viewings.ehouse.co.uk/#/matterport/show/ZPh3ezqPbxs>

### FIRST FLOOR




### GROUND FLOOR







**SAT NAV: B37 7ES**

**KEY FACTS**

 Birmingham Airport, only 0.5 miles away, serves over 21 European destinations, the United States, Middle East and Central Asia.

 Birmingham International Railway Station, which is within walking distance, provides routes to

- Birmingham City Centre (11 mins)
- London Euston (1 hr 14 mins)
- Manchester Piccadilly (2 hr 2 mins)

 Junction 6 M42, only 0.5 miles away, provides easy access to the national motorway network

- M6 (3 miles)
- M40 (9 miles)
- Birmingham City Centre - 8 miles
- Solihull Town Centre - 4 miles

**VIEWING**

To view or for further information contact:

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