



NEWLY REFURBISHED OFFICE SPACE UP TO 8,934 SQ FT



FORE 2

REFURBISHED THIRD FLOOR OFFICE SUITE
UP TO 8,934 SQ FT

TESCO

TAYLOR WIMPEY
BAM CONSTRUCTION
CORE LOGIC

IM GROUP

GARDEN CENTRE

MULTI-STOREY CAR PARK

FORE 3
COLLINS AEROSPACE

FORE 1
COLLINS AEROSPACE

COUNTRY PARK AND
WALKING ROUTES

STRATFORD ROAD

BLYTHE VALLEY PARK
CAFE · GYM · NURSERY

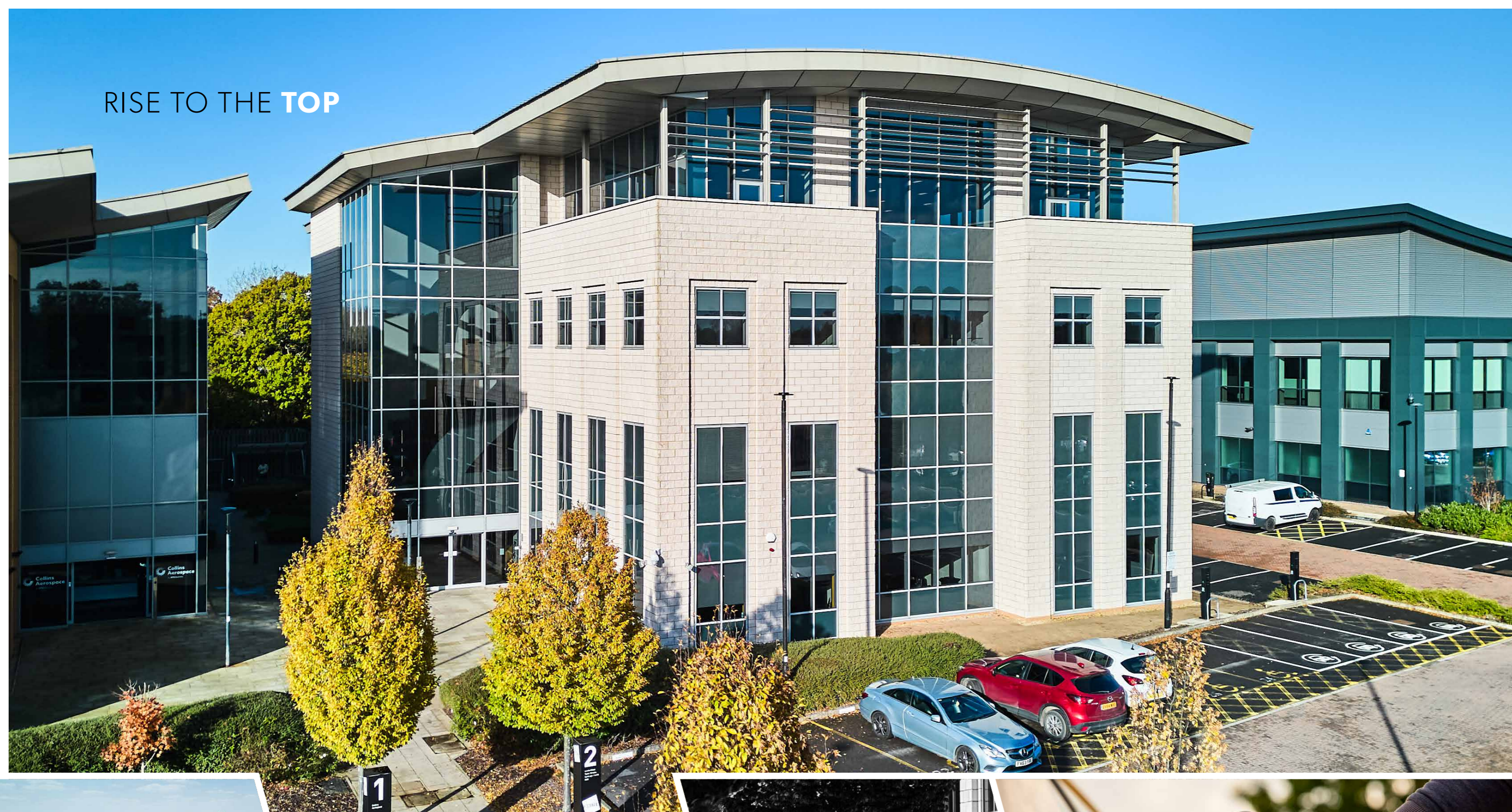
J4 M42

PUT YOUR BUSINESS AT THE **FORE**FRONT

A refurbished office suite from 3,000 sq ft is now available at **Fore** Business Park, Solihull. Strategically placed with direct access to the M42, this is a unique opportunity at an outstanding business destination.

This prime location is already home to an elite list of businesses – and you'll fit right in.

RISE TO THE TOP

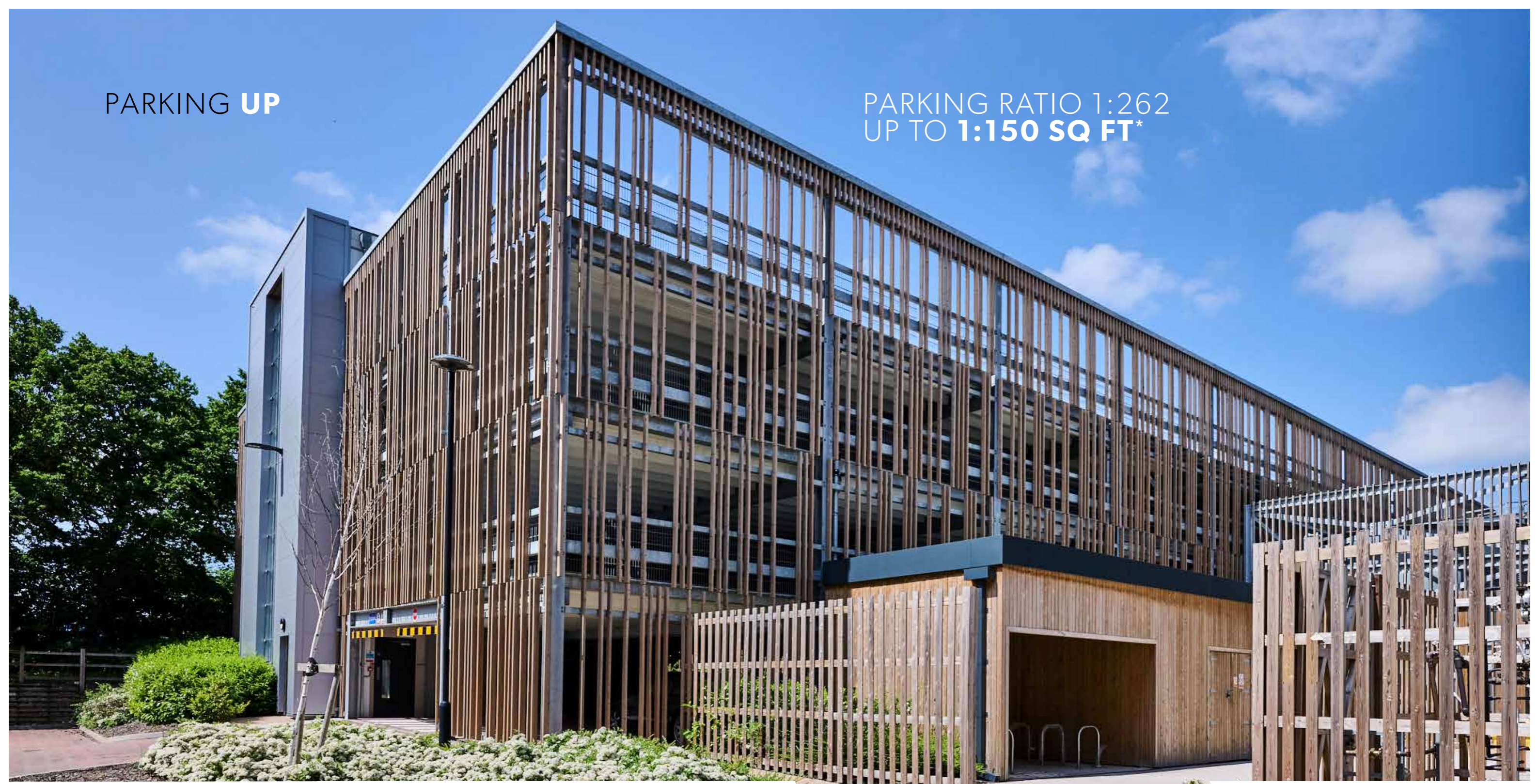


A third floor suite provides panoramic views of the surrounding area. The space has been refurbished with decarbonisation, energy efficiency and occupier wellbeing as the goal. **Fore 2** is the ideal location for modern sustainable businesses.



PARKING **UP**

PARKING RATIO 1:262
UP TO **1:150 SQ FT***



Fore offers market-leading car parking allocation opportunities with a parking ratio on offer from 1:262 up to 1,150sq ft*

With 34 dedicated spaces, with more available in the on-site multi story car park. available under license. There are also 4 newly refurbished communal EV chargers available.

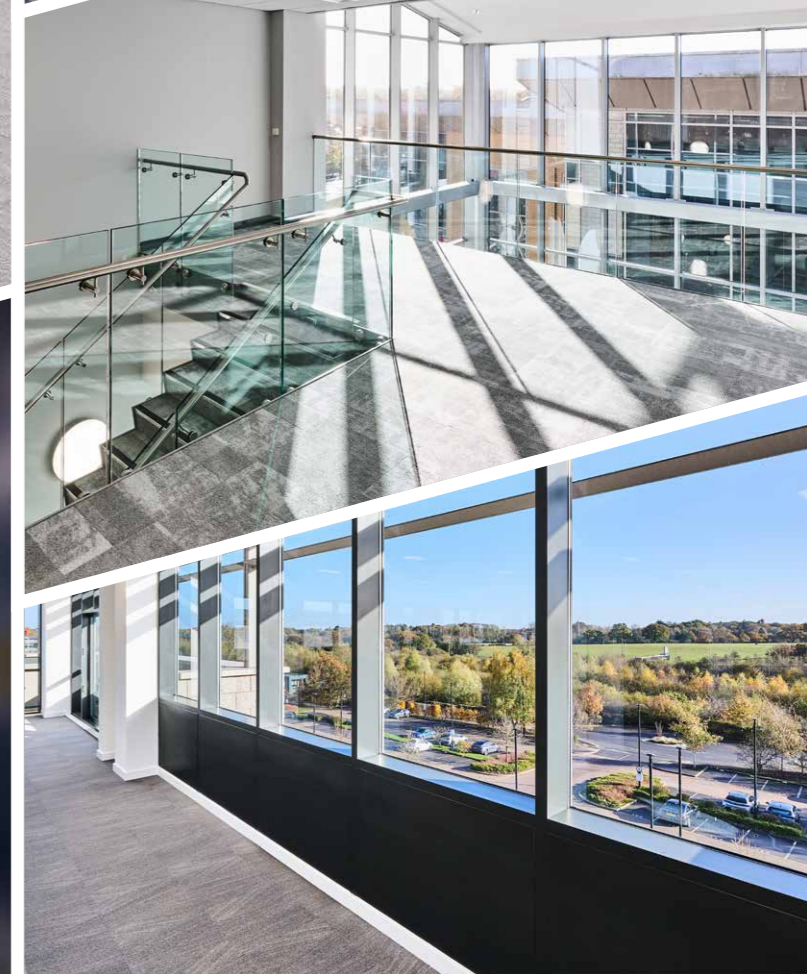
*Subject To Contract





NEW AND
IMPROVED

A newly refurbished, bright and modern reception with triple height atrium and communal area greets you as you enter the building. The Grade-A office space is flooded with natural light, offering views over the country park. State of the art features include a brand new 100% electric M&E system, new BMS system, smart lighting and modern WCs.



THE SPACE

The space at **Fore 2** has been redesigned with sustainability in mind, the specification includes:



BRAND NEW, 100% ELECTRIC, M&E SYSTEM



LED LIGHTING WITH SMART CONTROLS & ORGANIC RESPONSE



BRAND NEW BUILDING MANAGEMENT SYSTEM



TEMPERATURE AND AIR QUALITY MONITORING



4 COMMUNAL EV CHARGERS



EPC A RATING



TRIPLE HEIGHT RECEPTION



NEWLY REFURBISHED WC'S AND COMMON AREAS



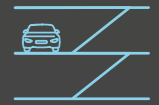
CLOSE PROXIMITY TO LOCAL AMENITIES



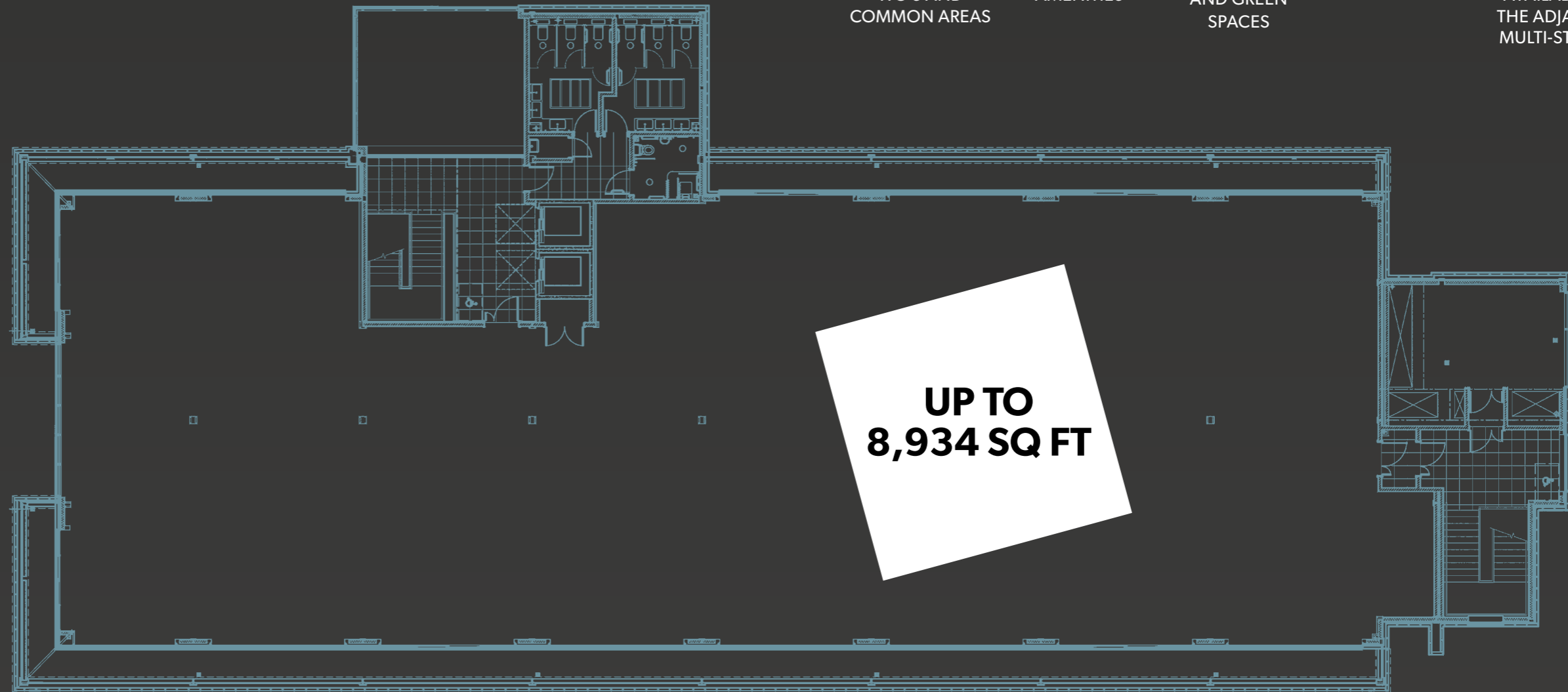
ACCESS TO COUNTRY PARK AND GREEN SPACES



34 ALLOCATED PARKING SPACES



ADDITIONAL PARKING AVAILABLE IN THE ADJACENT MULTI-STOREY



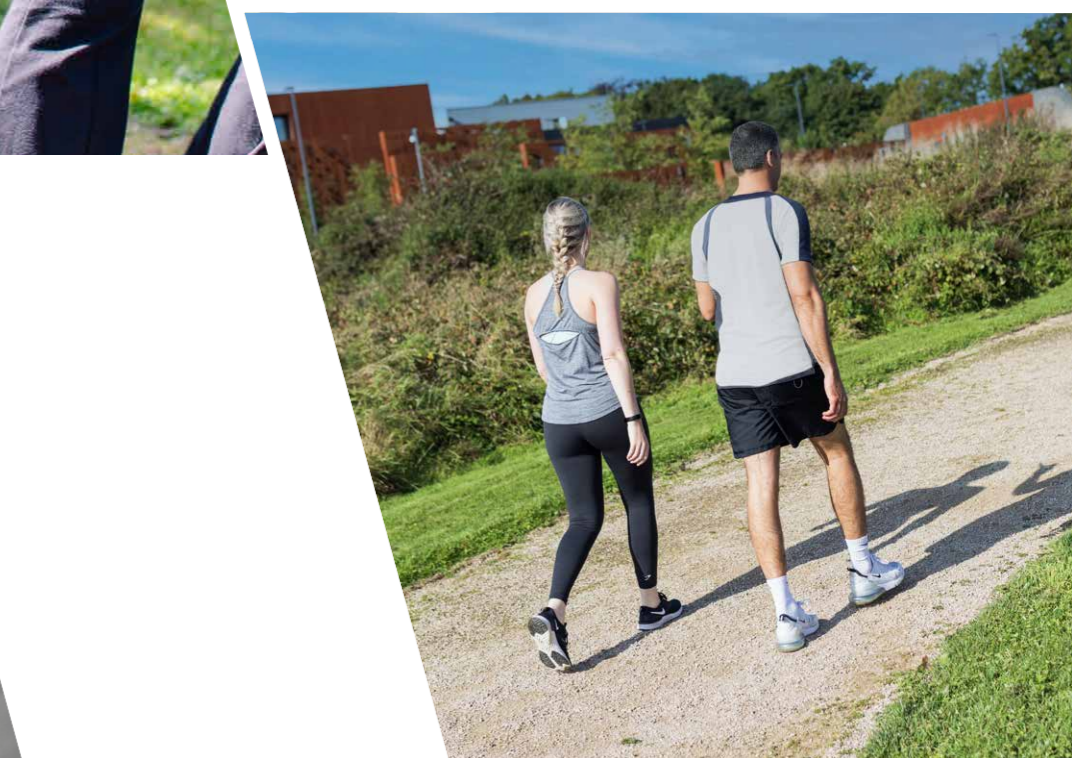
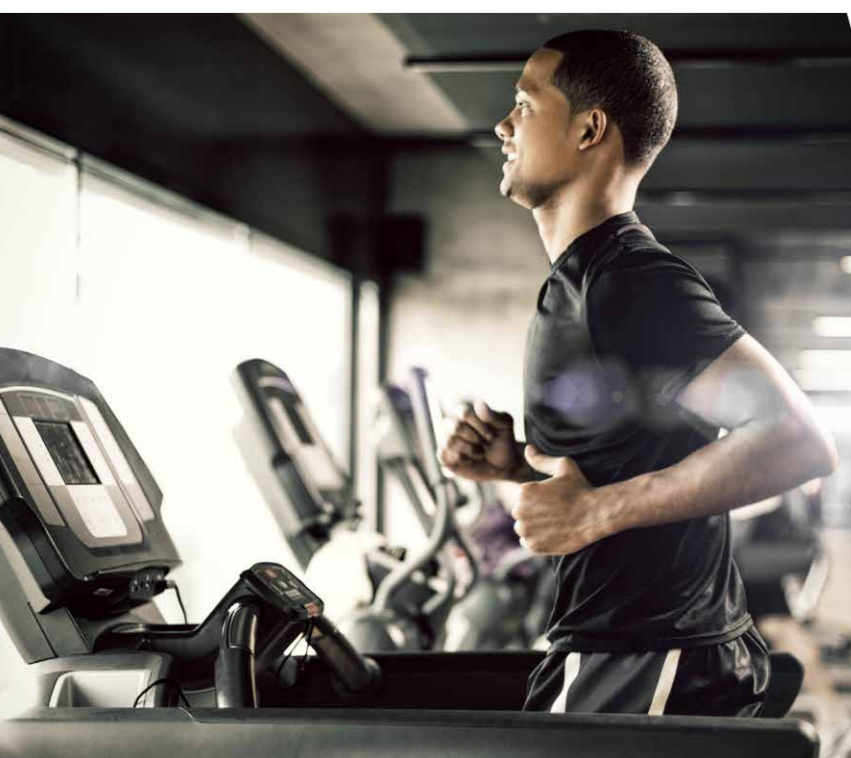
**UP TO
8,934 SQ FT**

STAFF WELLBEING AT **FORE**

As a business IM Properties are invested in the idea of a healthier, more innovative, and more responsible future. As part of our sustainable futures strategy, we are committed to promoting occupier health and wellbeing, and we want to enable and inspire sustainable behaviours.

Alongside the refurbishment of **Fore 2**, the proximity to green space and local amenity compliments the business park's wider sustainability aspirations.

Step out of **Fore 2** and directly into the country park's walking routes, offering employees the opportunity to walk, run or cycle during breaks or even hold walking meetings whilst taking in the rich biodiversity the park has to offer. At **Fore** you have a wealth of amenity on your doorstep with a supermarket, café, nursery, gym and The Farm restaurant and country pub all just a short walk away.



PERFECT LOCATION

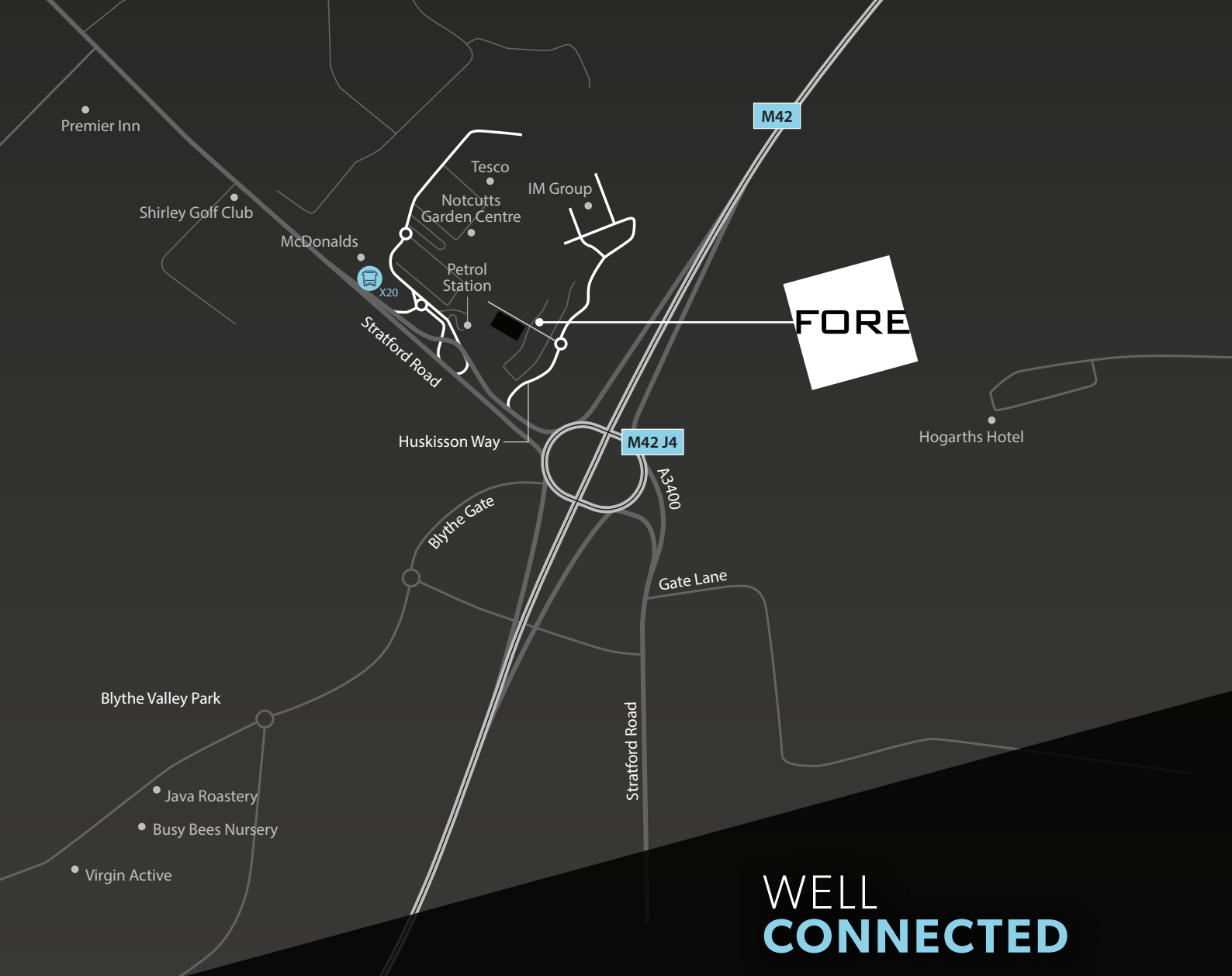
4.2
MILES TO
SOLIHULL TOWN
CENTRE

A34

0.3
MILES TO M42
JUNCTION 4

7.2
MILES TO
BIRMINGHAM
INTERNATIONAL

15.4
MILES TO
COVENTRY



WELL CONNECTED

SAT NAV: **B90 4SS**
 WHAT3WORDS:///GUITAR.INCHES.DINNER

Fore occupies a perfect location for business, easily accessible by car, public transport, bike and on foot.

A number of bus routes connect **Fore** with Solihull and Stratford-upon-Avon. The A7/A8 Solihull Circular and the X20 stops a short walk from site, and Birmingham International is a short cab ride away.

DRIVE TIMES

J4 M42	2 mins
Widney Manor Train Station	8 mins
Solihull Train Station	11 mins
Birmingham International	14 mins
Solihull Town Centre	8 mins
Warwick	22 mins
Coventry	24 mins
Birmingham	26 mins
London	2hr 20 mins

CBRE

Michelle Mills
 +44 (0) 773 331 4585
 michelle.mills@cbre.com



Jonathan Ottewell
 +44 (0) 7972 000 150
 JOttewell@savills.com

FORESOLIHULL.CO.UK

Conditions under which particulars are issued: CBRE 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 a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE has any authority to make or give any representation or warranty whatever in relation to this property. J018519 12.25 tasseldesign.co.uk