



WVG

wythall green

B R O M S G R O V E B 4 7 6 W G

Landmark office campus

TO LET

the opportunity

A unique opportunity to occupy a 250,000 sq ft Headquarters office building with excellent amenities including gym, tennis courts, sports pavilion and playing fields, on a self contained site with 857 parking spaces.

Wythall Green offers an unrivaled level of onsite facilities to help increase staff engagement, wellbeing and productivity.

Set within the heart of the midlands and strategically located close to the M42, the property is located in an established hub of knowledge, talent and innovation.

The site is allocated employment land in the Bromsgrove District Local Plan and planning permission is in place for two further development plots for upto 243,000 sq ft.

Design and build opportunities on the development land are available and could accommodate a wide range of uses.

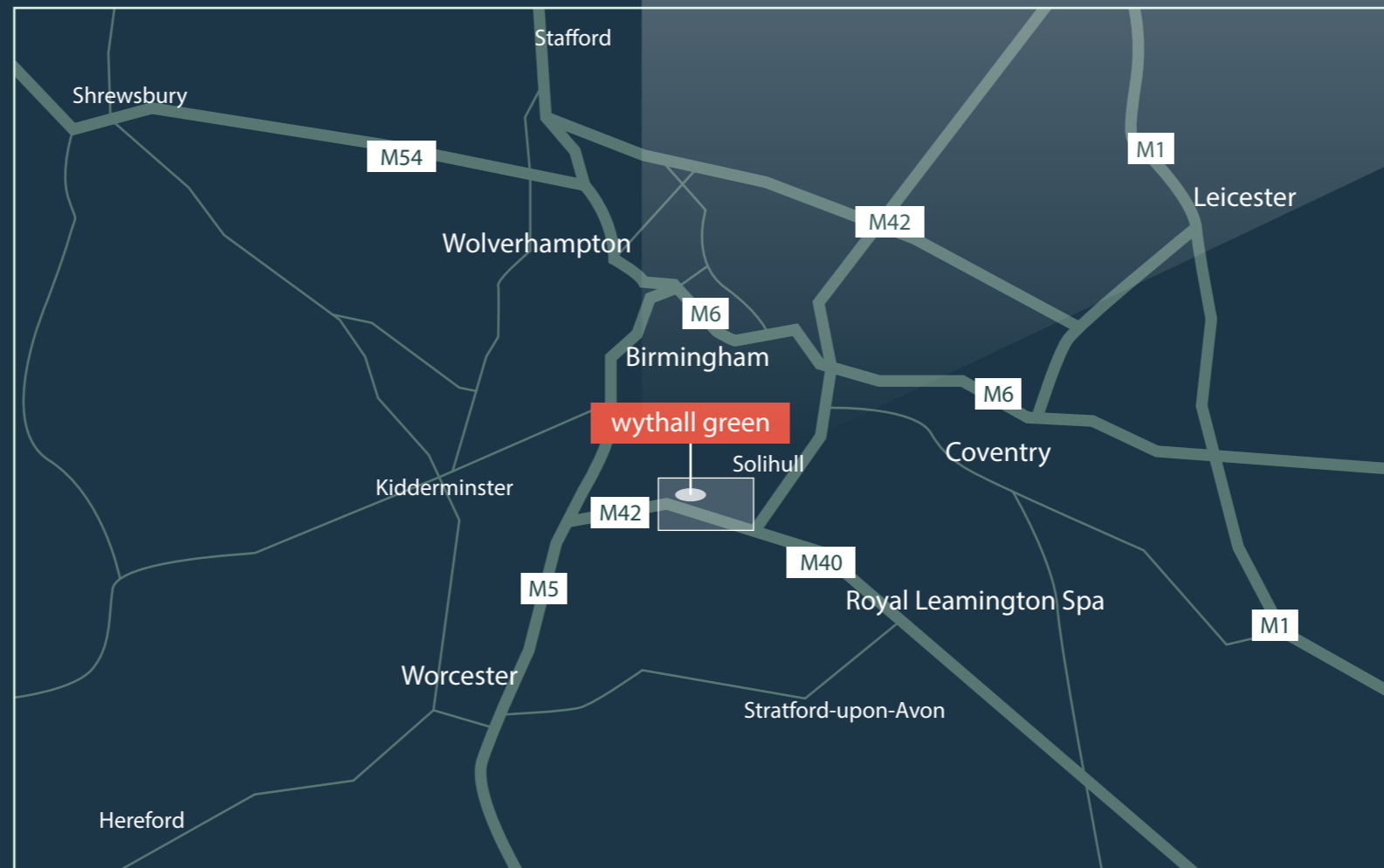


location

Wythall Green is located approximately 12 miles to the south west of Solihull, 10 miles to the south of Birmingham city centre and 11 miles to the east of Bromsgrove.

The site is strategically located in a highly sustainable location, benefiting from excellent road transport links. Junction 3 of the M42 motorway is approximately two miles to the south.

Wythall railway station is located approximately 1.6 miles to the east, with Earlswood railway station approximately 1.9 miles to the south. Both stations are situated on the North Warwickshire line and provide regular services into Birmingham Moor Street and Snow Hill stations, with services continuing on to Kidderminster and Stratford-upon-Avon.





the site

The Wythall Green site extends to approximately 40.85 acres (16.53 hectares) to the west of Wythall. It comprises a major headquarters office building in established landscaped grounds.



the building

The main building was purpose built as a headquarters office and provides approximately 250,000 sq ft of net internal floor area.

The accommodation provides large, open plan floorplates, arranged in wings either side of an impressive central atrium. The basement provides car parking, storage and ancillary accommodation.



campus amenities

The property benefits from the number of sports amenities which includes a gym, tennis courts, yoga / pilates studio, changing facilities and meeting space all within a stand alone 'Pavilion' on the western edge of the campus. There are two hard court tennis courts and a former cricket pitch, most recently used as football pitches.

The site provides 674 surface car parking spaces and a further 183 spaces in the basement.





planning

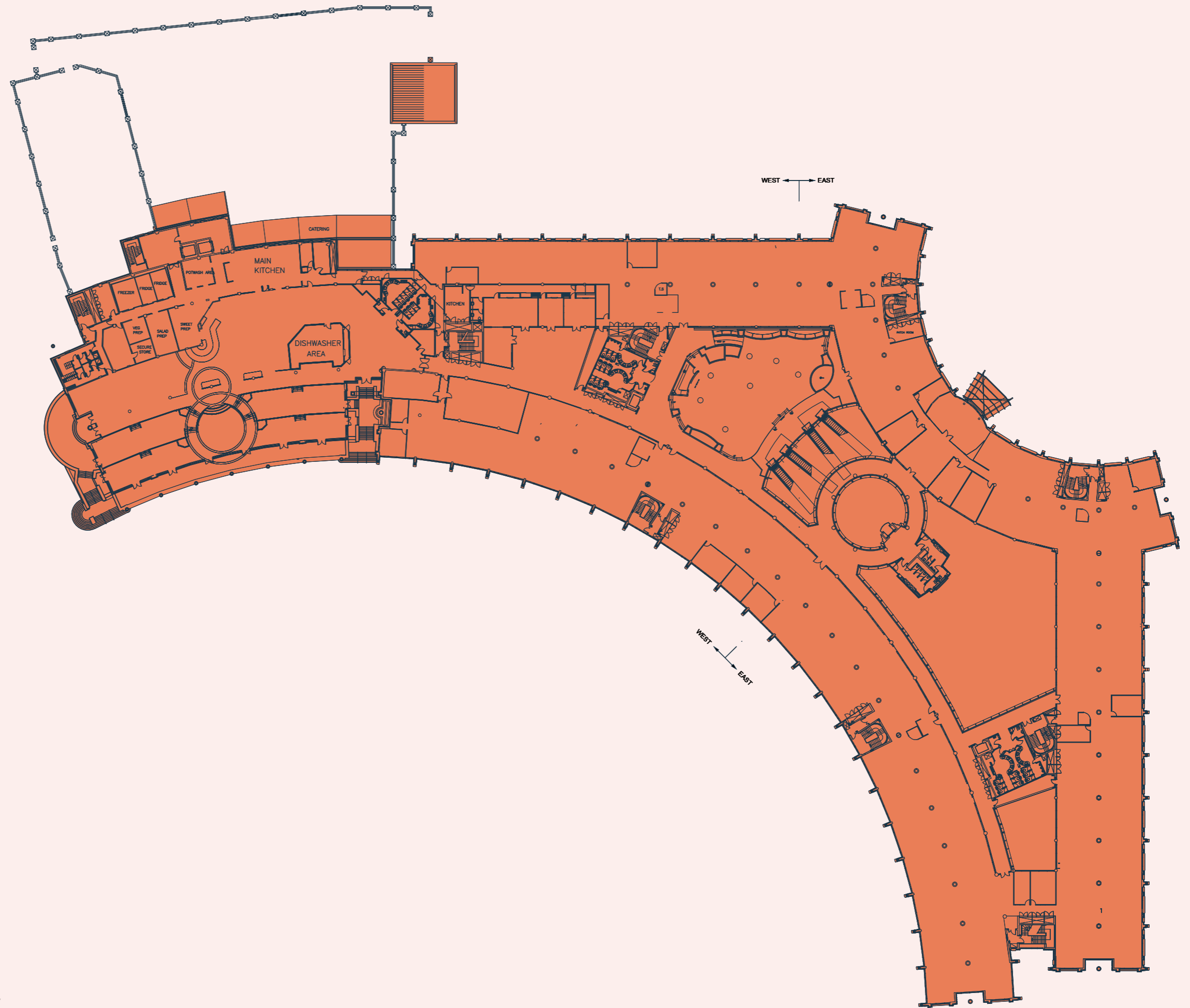
The site is located in the parish of Wythall, within Bromsgrove District Council's (BDC) administrative boundary, in the north east of the district. The site is approximately 1.5 miles south of Birmingham City Council's administrative boundary.

The adopted Local Plan is the Bromsgrove District Council plan 2011 – 2030, which was adopted in 2017. The Local Plan allocates the site as Designated Employment. BDC are currently in the process of reviewing their local plan.

The original 1991 consent approved development of up to 65,031 sq m Class B1 office space, of which only 23,481 sq m was constructed. Permission was later granted in 2000 (B/1998/0897) for a further 24,500 sq m of Class B1 office space. This permission has been continually renewed, most recently via an application approved on 30 March 2023 (12/0435).

The site is suitable for a range of potential uses, in line with the current allocation.





floor plan

FIRST FLOOR

Not to scale. For indicative purposes only

rent

Available on application.

legal costs

Each party will be responsible for their own legal costs incurred in the transaction.

business rates

Occupiers will be responsible for Local Authority rates.

We recommend that interested parties make their own enquiries to the Local Authority.

service charge

Service Charges will be levied towards the cost of the maintenance of the building and the estate.

power

2MV of power is available to the site.

Floor	Use	Area Sq M	Area Sq Ft
Second	Office	5,141.10	55,338
First	Office	5,889.40	63,393
First	Café	1,988.10	21,400
Ground	Office	8,293.70	89,273
Ground	Reception, Atrium & Ancillary	1,772.20	19,076
Total		23,084.50	248,479

further information

A full suite of technical information is available in the dedicated data room. The dataroom has been compiled from information supplied by the vendors and is provided solely for use by the recipients in considering their interest in submitting a proposal for the property.

Access to the data room requires confirmation of a non-disclosure agreement. Interested parties are able to register for access at: https://sites.savills.com/Wythall_Green/

EPC

The head office building has an EPC rating of E and The Pavilion has an EPC rating of C. Copies of the EPCs are available in the dataroom.



terms

The building is available on a new lease, with terms to be agreed, either as a whole, part or floor by floor basis.

Freehold offers will also be considered.

Design and build opportunities for the development land are available and could suit a wide range of potential uses.

site viewings

Accompanied viewings of the site and buildings can be arranged strictly by appointment with the sole agents. Savills request that interested parties do not attempt to attempt to gain access to the campus outside of accompanied viewings.

contacts

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Designed and produced by Savills Marketing: 020 7499 8644 | 11.02.2026