



To let 37,000 sq ft self-contained office building
Birmingham Science Park Aston



Keeping your business connected

The ultimate in connectivity

Situated at Birmingham Science Park Aston (BSPA), 3 Priestley Wharf benefits from its edge of city centre location, with excellent motorway links and unrivalled digital connectivity offered across the Park.

Located on a key 14 acre site, just two minutes from the M6 motorway and 10 minutes' walk from Colmore Business District, 3 Priestley Wharf offers three floors of flexible and modern office space at the heart of a growing science park, which has already become Birmingham's digital hub.

An established Park with a full range of amenities

Already home to more than 150 businesses operating in a variety of sectors, BSPA offers a fast-paced and well-connected hub for IT savvy entrepreneurs and large established companies.

Amenities include:

- A number of high-tech meeting room facilities suitable for up to 50 people and a professional conference facility for 110 people available in the adjacent Faraday Wharf
- Coffee shops
- Catering facilities
- A number of recreational amenities
- Comprehensive onsite events calendar
- Access to a crèche and gym

A digital hub

- As the chosen test bed for assessing the potential benefits of a 4G mobile network in the UK, BSPA is at the heart of digital developments.
- The launch of the Ideas and Communications suite in January 2011 has enabled companies at the Park to communicate with colleagues, clients and contacts from across the world using the latest Cisco TelePresence® video conferencing platforms.



3 PRIESTLEY WHARF
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SCIENCE PARK.



Courtesy of Cisco Systems, Inc

BSPA's Ideas and Communications suite uses Cisco TelePresence® video conferencing platforms.

Building specification

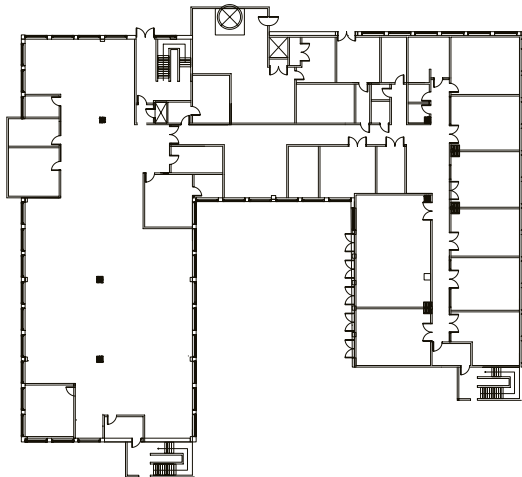
With quality space on offer across three storeys, 3 Priestley Wharf provides a self-contained office building within an established and secure science park on the edge of Birmingham city centre.

The building comprises large open floorplates offering views across the Birmingham skyline in an attractive waterside setting. The configuration of space provides flexibility within a quality office environment.

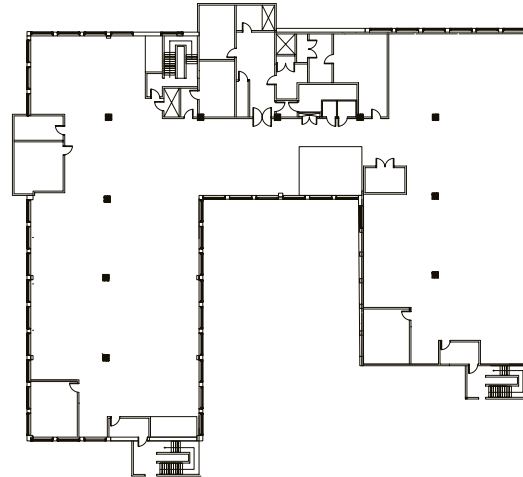
- Raised access floors
- Suspended ceiling with recessed lighting
- Combined comfort cooling/heating
- Two lifts
- Male / female and disabled WCs on each floor
- Up to 200 car parking spaces available
- Secure area with 24/7 CCTV surveillance
- Serviced meeting and conference rooms available in the adjacent Faraday Wharf



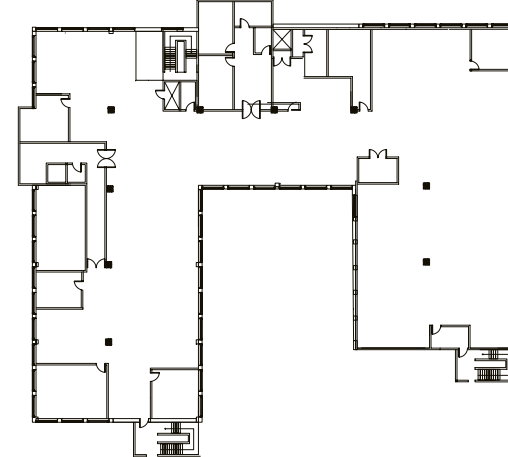
Ground floor



First floor



Second floor





Schedule of accommodation

SPACE	SQ FT	SQ M
Ground Floor	12,576	1,168
First Floor	12,576	1,168
Second Floor	12,576	1,168
TOTAL	37,730	3,505

* Approximate net internal floor areas -
subject to measurement on site.

Stay connected

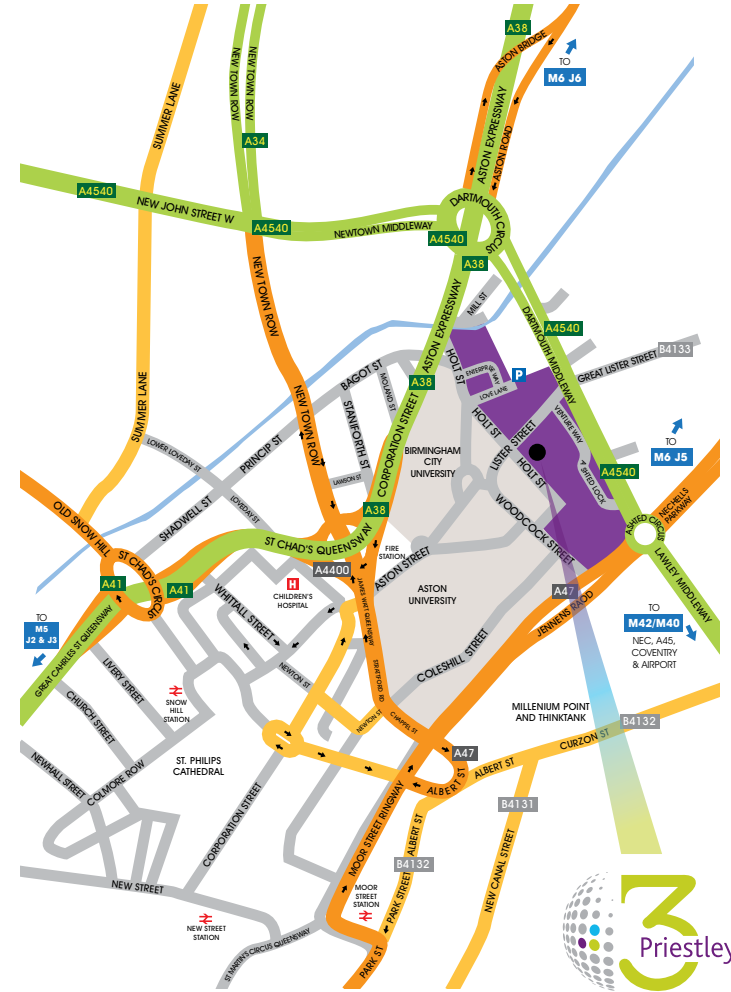
Located at BSPA in the heart of the city's Digital District, 3 Priestley Wharf is already surrounded by a thriving commercial community.

The building sits at the edge of the main arterial route through the city - the Aston Expressway - close to the knowledge centres of Aston University, Birmingham City University and Birmingham Metropolitan College.

There is excellent access to the Midlands motorway network, Birmingham International Airport and Birmingham's mainline rail services from three main stations. A number of large events and conferencing centres including the NEC and ICC are also nearby.

The building is in close proximity to a number of key locations and transport networks within the city:

- **2 minute** drive from the M6
- **10 minute** walk to Birmingham's Colmore Business District (CBD) and Snow Hill railway station
- **12 minute** walk to Birmingham's retail centre and Bullring shopping centre
- **15 minute** walk to Birmingham New Street station
- **20 minute** drive to Birmingham Airport



Sat Nav reference: **B7 4BN**



BULLRING

CITY CENTRE

COLMORE BUSINESS DISTRICT

MATTHEW BOULTON CAMPUS

MILLENNIUM POINT

ASTON UNIVERSITY

BIRMINGHAM CITY COUNCIL OFFICE

A38M

HOLT COURT

3 PRIESTLEY WHARF

ASHTED LOCK

FARADAY WHARF

ASHTED LOCK

VENTURE WAY



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