

# Waterside Centre

Birmingham  
Business Park,  
B37 7YN



**1,248** TO **4,575** SQ FT

Newly refurbished office space close to NEC, Birmingham International Railway Station, and major road and motorway networks in a Serene Lakeside Setting

# Where work and life feel balanced

Set within the heart of Birmingham Business Park, the Midlands' premier out-of-town office destination, The Waterside Centre offers the perfect work-life balance all within a truly tranquil setting.

Comprising two distinctive two-storey buildings, each overlooking a serene, purpose-built lake, The Waterside Centre delivers a mix of newly refurbished office space ranging from 1,248 sq ft to 4,575 sq ft, available for immediate occupation. Whether you're looking for a turnkey, fully furnished solution, or a blank canvas to shape your own space, each

building provides flexible office solutions to meet the dynamic needs of modern businesses.

Complemented by a range of ground floor amenities, a diverse business community and generous onsite parking, this unique letting opportunity offers everything you need in one location.

# Everything you need right here

At The Waterside Centre, premium office space goes hand in hand with exceptional convenience. More than just a place to work, every element has been thoughtfully designed with occupiers in mind to support a seamless, balanced working day.

THE WATERSIDE CENTRE



BIRMINGHAM BUSINESS PARK

A curated mix of on-site amenities makes daily life easier, with everything you need just steps away. From familiar high-street favourites like Greggs and WH Smith to a new café, coffee shop, and children's day nursery, The Waterside Centre offers an elevated occupier experience.

Whether it's grabbing a morning coffee, picking up essentials, managing childcare, or taking a well-earned break, it's all possible without ever leaving the building.



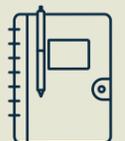
Greggs



Nursery



Coffee Shop



WH Smith



THE WATERSIDE CENTRE

# A breath of fresh air

Set within a peaceful garden overlooking a purpose-built lake, The Waterside Centre offers moments of calm woven into the everyday. Step outside for a break beside the water, take a walking meeting, or simply enjoy a breath of fresh air in tranquil surroundings.

Beyond the immediate setting, the wider business park offers over 148 acres of mature parkland to explore, with wildflower meadows, community allotments, bee hives, water features, and landscaped open spaces – all designed to bring nature to your working life.

To support active wellbeing, occupiers also have access to outdoor gym equipment, table tennis tables, and games areas, making it easy to get moving, reset, and return to work feeling recharged and refreshed.



BIRMINGHAM BUSINESS PARK

# A thriving business community

The Waterside Centre sits within Birmingham Business Park, a dynamic and well-connected business destination, home to over 150 companies and around 10,000 employees. From global names like Rolls Royce, Fujitsu and Goodyear to ambitious innovators and growing SMEs, it's a place where business thrives.

But it's not all about business. Built around a strong sense of community, the park offers a varied programme of initiatives and events for all to enjoy. From yoga and cycling clubs, to monthly Netwalking sessions, pop-up street food and live entertainment, there's always something to get involved with.

A dynamic business hub, The Waterside Centre is part of an enriched work-life environment, elevated by connection and community.



148-Acre Parkland



150 Companies



THE WATERSIDE CENTRE

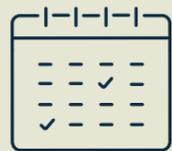


10,000 Business Community



Community Clubs

BIRMINGHAM BUSINESS PARK



Regular Events Programme



Street Food Pop-Ups



LOCAL OCCUPIERS

HS2

M42

# Waterside Centre

THE WATERSIDE CENTRE

BIRMINGHAM BUSINESS PARK



Cadent

NTT Data

GallifordTry

Canon

AtoS

Pinewood

Good Year

ABP

Persimmon

Fujitsu

Alliance Automotive

Sulzer

Changan

Rolls Royce

IAC

# A centrally connected location

The Waterside Centre boasts a prime location with excellent connectivity. Just minutes from Junction 6 of the M42 and with direct links to M6 J4A, it offers seamless access to major road and motorway networks, ensuring efficient travel across the region.

The NEC, one of the UK's leading event and exhibition venues, is also just a short drive away, offering easy access to conferences and expos right on your doorstep.

National and international travel is also well-supported, with nearby air and rail connections, including Birmingham Airport, Birmingham International Railway Station, and the future HS2 Interchange all within close proximity. Additionally, a regular bus service stops directly outside the building, providing quick and convenient connections to the wider business park and the surrounding area, ideal for commuters and visitors alike.



THE WATERSIDE CENTRE

BIRMINGHAM BUSINESS PARK



Sat Nav:  
B37 7YN

# Flexible space that works for you

Newly refurbished, flexible office space is immediately available across both buildings, with sizes ranging from 1,248 sq ft to 4,575 sq ft.

Each workspace has been thoughtfully designed to offer an inviting and inspiring environment, flooded with natural light. Generous views of the attractive landscaping and lakeside setting can be enjoyed from key vantage points,

creating an open, expansive feel that supports wellbeing and productivity.

Offering a combination of expansive open-plan layouts and stylishly finished suites, this unique letting opportunity provides the flexibility to shape each workspace around your exact business needs.

THE WATERSIDE CENTRE

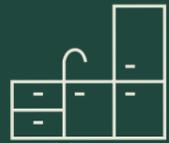
BIRMINGHAM BUSINESS PARK



# Stylishly refurbished, office space 1,248<sup>TO</sup> 4,575 SQ FT

THE WATERSIDE CENTRE

BIRMINGHAM BUSINESS PARK



**Integrated Kitchenette**  
(Suite 4301 only)



**Shower Facilities\***



**Raised Access Floors**



**LED Lighting**



**Lift access**

# Refurbished to the highest specification

Each workspace has been extensively refurbished to a best-in-class specification, designed to meet the needs of forward-thinking occupiers.

Offering modern, open-plan environments that blend high-end finishes with thoughtful details, The Waterside Centre provides the perfect setting for dynamic businesses to thrive and succeed.



**Comfort Cooling**



**On-site parking**



**Cycle storage**



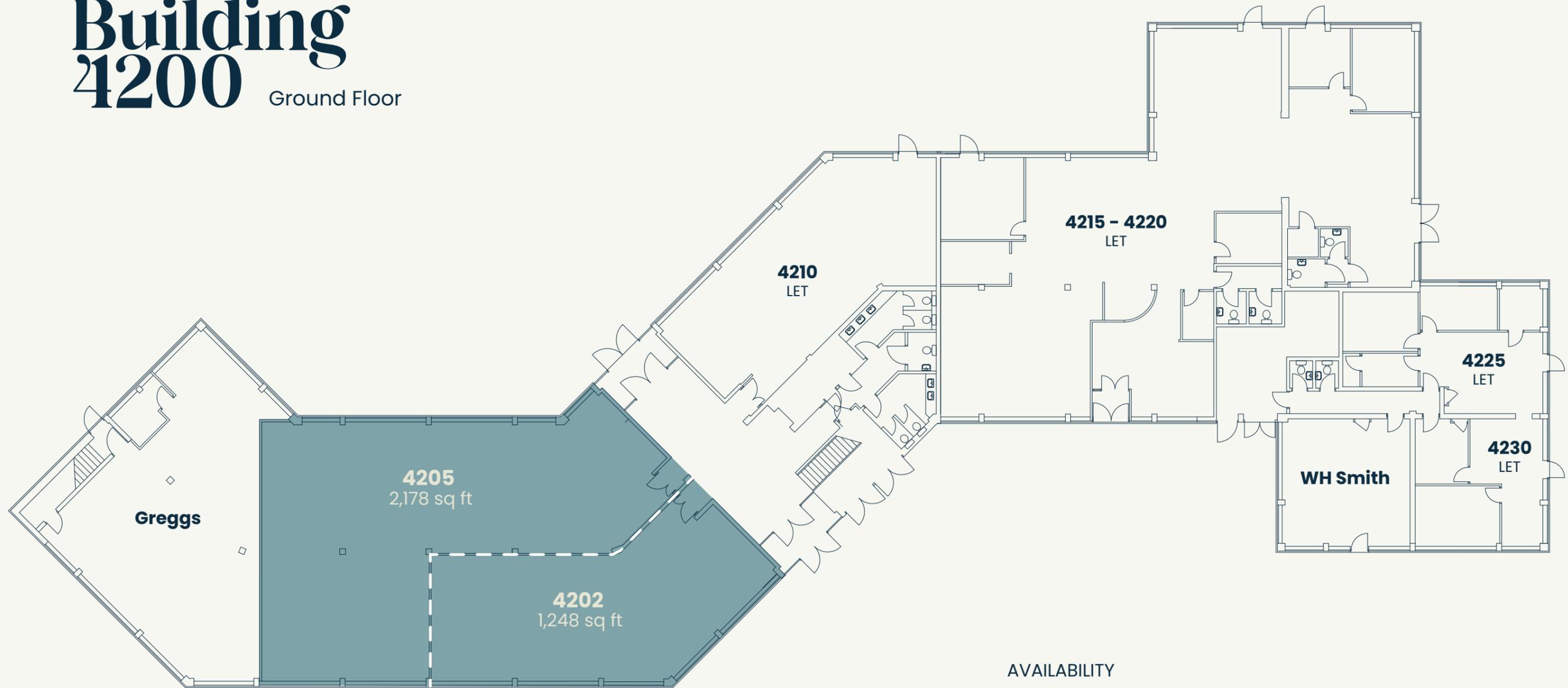
**DDA compliant**



**EPC: 4301 - B, 4302 - A ,  
4202 & 4205 - C**

# Building 4200

Ground Floor



THE WATERSIDE CENTRE

BIRMINGHAM BUSINESS PARK

AVAILABILITY

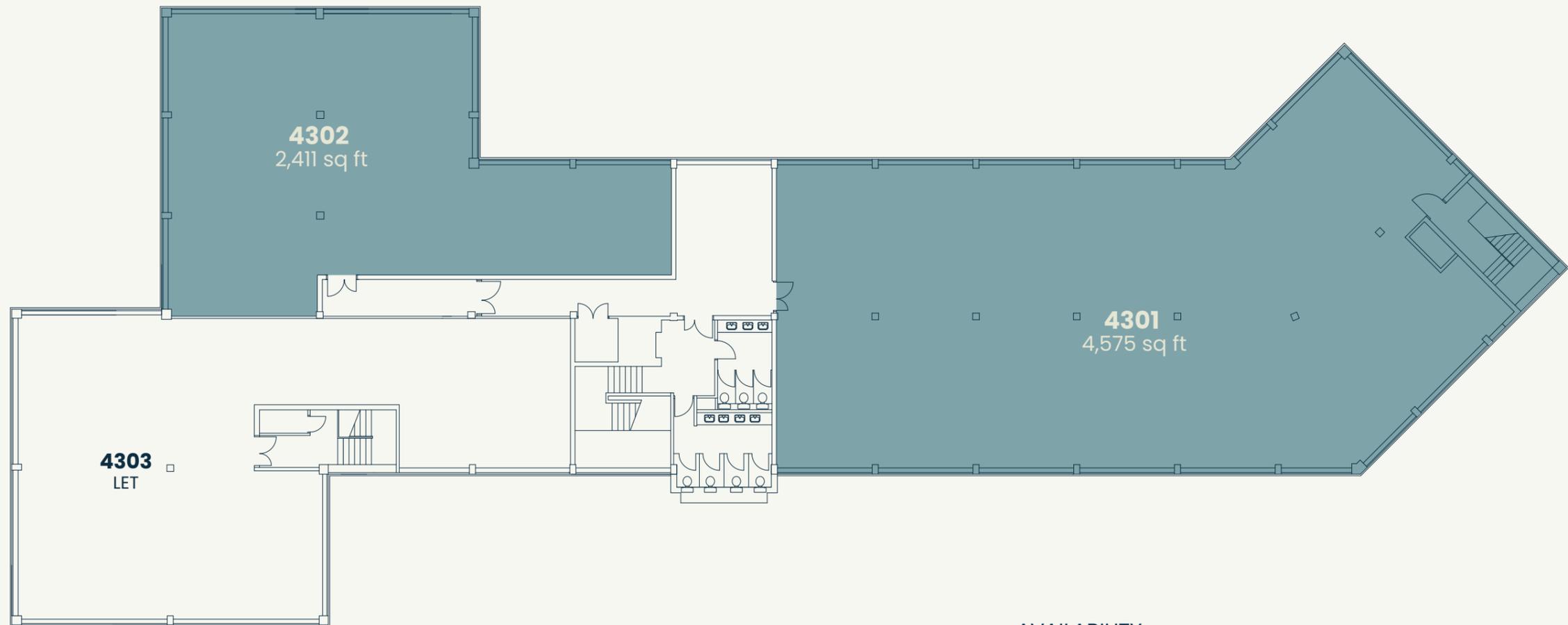
4202\* 1,248 sq ft

4205\* 2,178 sq ft

\*Suites 4202 and 4205 can be combined to deliver a larger work space of 3,426 sq ft

# Building 4300

First Floor



AVAILABILITY

4301 4,575 sq ft

4302 2,411 sq ft

# Book a viewing

To truly appreciate the high quality and setting of The Waterside Centre, contact our letting agent to arrange a viewing.



**RPCAPITAL**  
INVESTMENT | LEASING | ADVISORY

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