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warwicksciencepark.co.uk/location/blythe-valley-innovation-centre-solihull

[in linkedin.com/showcase/blythe-valley-innovation-centre](https://www.linkedin.com/showcase/blythe-valley-innovation-centre)

**YOUR FUTURE HOME FOR
INNOVATION**

A WARM WELCOME

Opened in 2001, Blythe Valley Innovation Centre is managed by the University of Warwick Science Park on behalf of Solihull Metropolitan Borough Council.

It is located within the prestigious and picturesque Blythe Valley Park, offering a unique combination of strategic accessibility and natural beauty.

The Centre features a fully serviced reception area and prides itself on it's warm, vibrant, and supportive atmosphere, fostered by a dedicated on-site management team.



With excellent motorway links, free parking, and conference rooms equipped with multimedia technology, Blythe Valley Innovation Centre provides the ideal environment for your business to grow and thrive.





CONFERENCE ROOMS

Meeting rooms are equipped with excellent connectivity and video conferencing for seamless hybrid meetings. They also feature coffee-making facilities and can be arranged in various layouts to suit your needs.



Seats 8-30 people



Hot drinks



Flipchart



Video conferencing



Air conditioned room



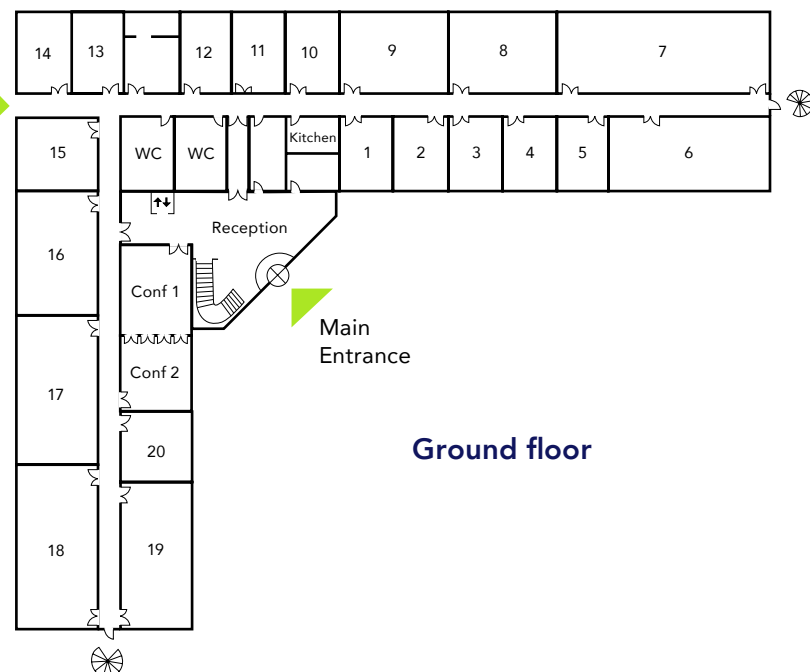
Free high speed WiFi

UNITS

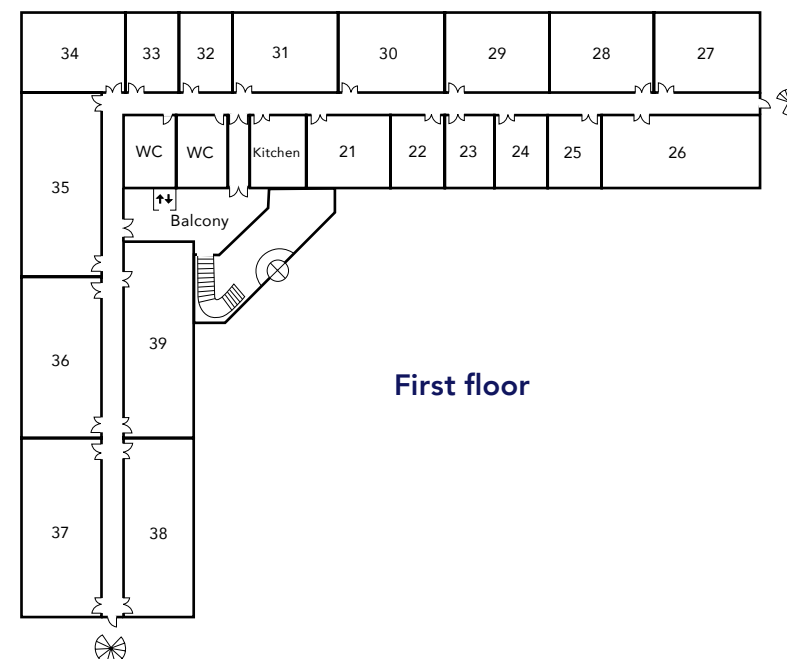
Ground floor

Unit	ft ²	m ²
1	291	27
2	291	27
3	291	27
4	291	27
5	291	27
6	872	81
7	1,335	124
8	667	62
9	667	62
10	323	30
11	323	30
12	323	30
13	323	30
14	334	31
15	431	40
16	775	72
17	883	82
18	1,012	94
19	764	71
20	388	36

Blythe Valley Innovation Centre is home to 39 office units. Each unit can be adapted to suit your needs, whether it be combining units or creating smaller internal spaces, we will work with you to create the right setup. Standard Lease terms range from one year to three years. We offer a range of unit sizes from small and economic spaces of 290 ft² (27 m²) to larger units at 1,335 ft² (124 m²).



Ground floor



First floor

First floor

Unit	ft ²	m ²
21	474	44
22	291	27
23	291	27
24	291	27
25	291	27
26	872	81
27	667	62
28	657	61
29	656	61
30	656	61
31	656	61
32	323	30
33	334	31
34	667	62
35	1,141	106
36	990	92
37	1,109	103
38	969	90
39	1,055	98

All units include:

- Air conditioning
- Use of communal kitchen areas
- Use of meeting room hire with video conference technology
- Fully equipped reception area and postal service
- Lease options starting from one year
- Links to the University of Warwick
- Excellent car parking provided free of charge for all tenants and visitors



A business park with so much...

Blythe Valley Park is the premier business park in the West Midlands region, accommodating a wide range of occupiers in R&D, fashion retail, industrial and logistics space.

The park offers a range of fantastic amenities, including the Virgin Active Gym, Busy Bees Nursery, Java Coffee Lounge, Brew 23 Café, and a local Co-op, making the site highly convenient for its community. Scenic walking trails and regular pop-up events further enhance the welcoming atmosphere for everyone who visits or works there.

Strategically located at the heart of the UK's motorway network, adjacent to the J4/M42 with Solihull Town Centre just 10 minutes away and just 12 minutes from Birmingham International Airport. Blythe Valley Park is well connected.





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FACILITIES



Kitchen



Heating and
comfort cooling



Raised access flooring



High speed digital
communication



Free car parking with
electric charging points



Shower facilities



CCTV



Electronic security



24 hour access



Disabled facilities