

For sale and to let





# Quartz Point

Quartz Point provides high specification office accommodation in a unique contemporary business park environment.



# Flexibility

Quartz Point business park offers highly flexible office accommodation available to let on new leases or on a 'virtual freehold' basis for owner occupiers or 'buy-to-let' investors looking to purchase.

## Specification:

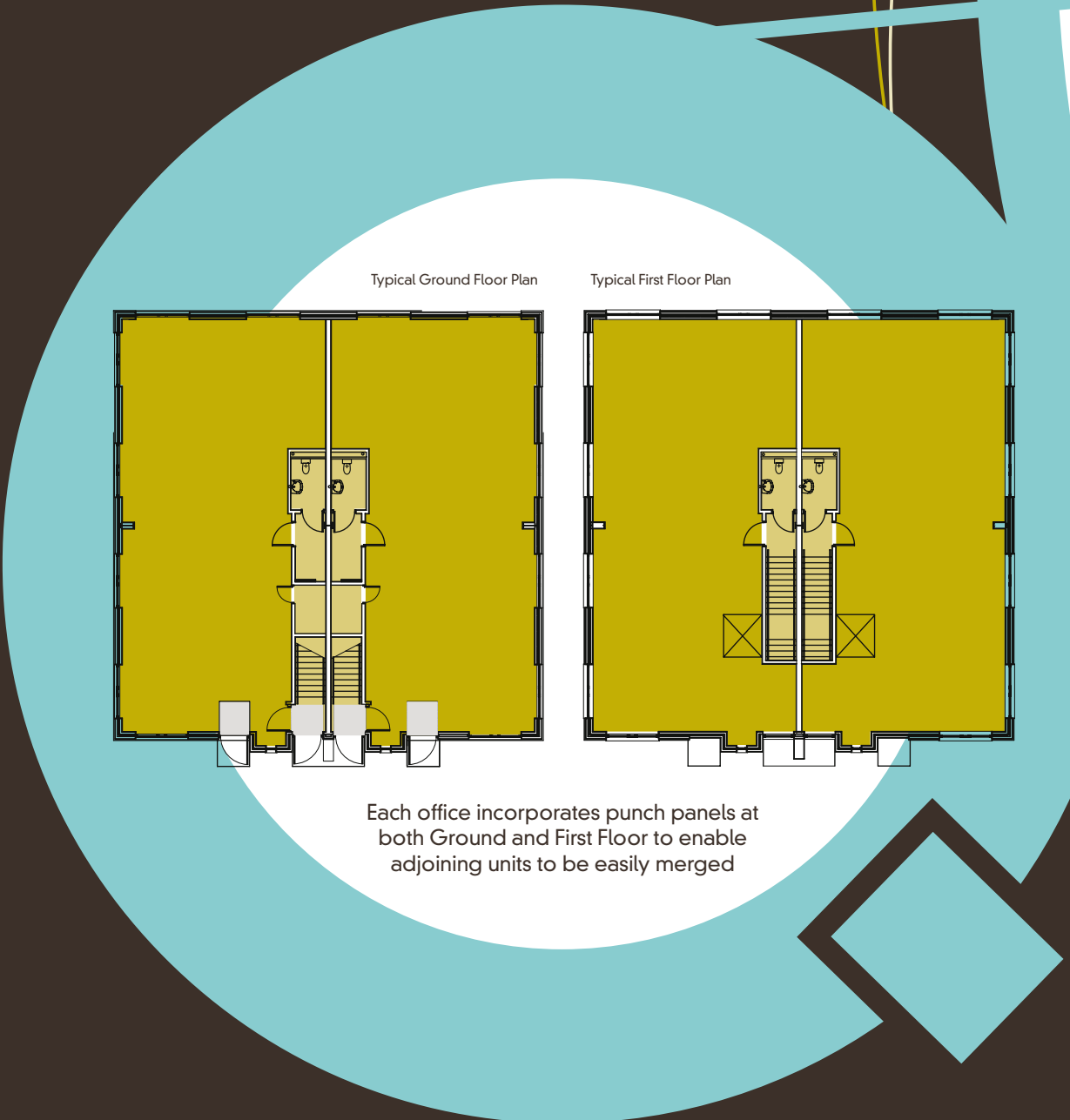
- Attractive Exterior Finishes
- Comfort Cooling
- Built to comply with DDA Regulations
- Suspended Tiled Ceiling
- LG7 Compliant Lighting
- 150mm Raised Floor
- Provision For Lifts
- WCs
- CCTV Security

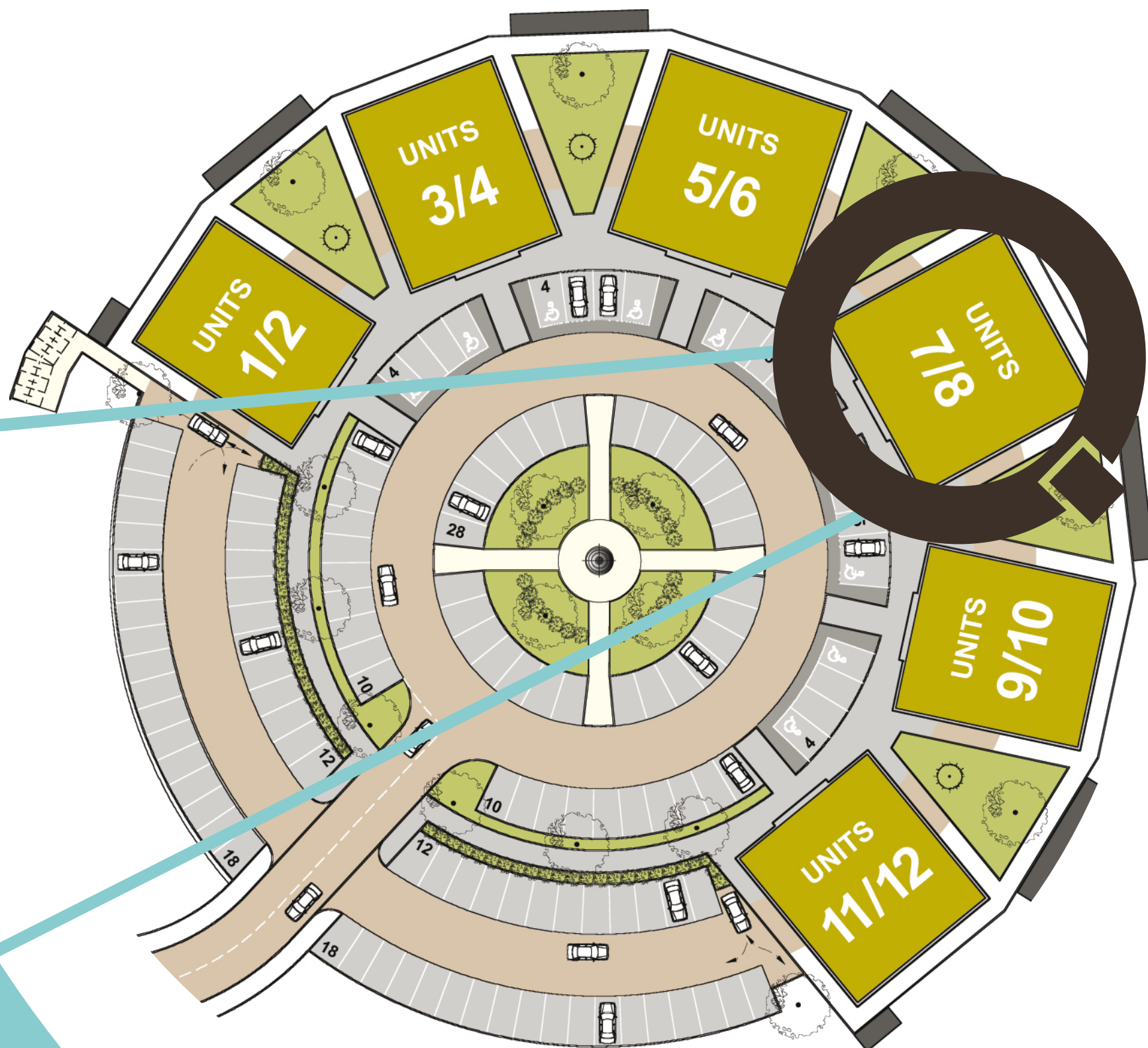
## Schedule of areas:

NIA			
UNIT	sq m	sq ft	parking spaces
1	218.01	2,347	9
2	218.01	2,347	9
3	234.71	2,526	10
4	234.71	2,526	10
5	290.50	3,127	12
6	290.50	3,127	12
7	290.78	3,130	12
8	290.78	3,130	12
9	254.42	2,739	11
10	254.42	2,739	11
11	254.37	2,738	11
12	254.37	2,738	11

Totals            3,086    33,214    130

N.B. all areas are approximate





# The Quartz community

## Quartz Point business park.

Quality contemporary design sitting in one of the best locations in the Midlands.

### Key Features:

- Individual highly flexible self contained units
- Green environment benefiting from high level security
- Strong corporate identity & profile
- Located in the heart of a major transport infrastructure
- Managed landscaped environment
- Ability to brand units
- Access to amenities including Melbicks Garden Centre and Restaurant





# Accessibility



BIRMINGHAM BUSINESS PARK

M42

BICKENHILL PARKWAY  
TO BIRMINGHAM  
INTERNATIONAL

TO J6 M42

A452 CHESTER ROAD

Image has been digitally enhanced for visual purposes.



M42 J7

TO M6 TOLL

M6 J4

A446 STONEBRIDGE RD

A446 STONEBRIDGE RD

MELBICKS GARDEN CENTRE

Quartz Point is immediately accessible from Jct 4 of the M6 and Jct 6 of the M42 with dual-carriageway access via the A452 and A446 linking to the motorway network.

The Birmingham International Airport and Birmingham International Railway Station are within a 5 minute drive of Quartz Point, which is located in close proximity to the NEC (National Exhibition Centre).

# Directions...

## From M42 / J6

Exit at junction 6, at roundabout head toward A45 Coventry. Take next slip road exit off the A45 towards A452. Take the first exit at roundabout.

Continue straight on the A452 to the roundabout to double back on yourself, taking the fourth exit. The South entrance of Quartz Point is on the left just before Melbicks Garden Centre.

## From M6 / J4

Exit at junction 4, at roundabout take the A446 Stonebridge Road exit to Coventry. Continue for half a mile and exit off the first split road. The North entrance of Quartz Point is on the left hand side after you've crossed over the A446.

## Sat Nav reference B46 3JL



## Distances

M6 (Jct 4) 1/2 mile - 2 mins

M42 (Jct 6) 2 miles - 6 mins

Birmingham City Centre  
13 miles - 23 mins

London 109 miles - 2hrs 20 mins

Manchester 93 miles - 1hr 46 mins

Nottingham 47 miles - 1hr 15 mins

## Airports

Birmingham International  
2.5 miles - 5 mins

Coventry  
14.5 miles - 25 mins

East Midlands  
35 miles - 45 mins

## Rail links

Birmingham International  
2.5 miles - 5 mins

Birmingham New Street  
13.5 miles - 22 mins

Warwick Parkway  
15.5 miles - 25 mins

## Amenities

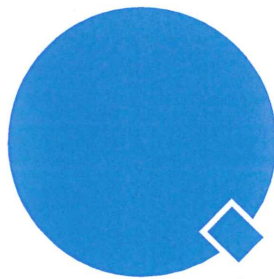
within 5 mins of Quartz Point

Visit the Terrace Cafe at Melbicks Garden Centre and choose from the delicious, healthy-choice menu at fantastic value.



quartz  
point

BUSINESS PARK  
SOLIHULL



[www.quartzpoint.co.uk](http://www.quartzpoint.co.uk)

A scheme funded by

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