

To Let

Self-contained office

Quartz Point,
Stonebridge Road,
Solihull,
B46 3JL



Approximately 2,508 – 6,180 sq ft (233-547 sq m)

- Adjacent to Birmingham Business Park and the M42
- Attractive exterior finishes and landscaping
- Exceptional car parking provision
- Additional car parking also available

Location

Quartz Point is ideally located at the heart of the M42 corridor, the prime Midlands out of town office location. The park benefits from excellent transport infrastructure via road, rail and air. Birmingham Airport, together with Birmingham International Station is accessible by road to the south west of Quartz Point, which is approximately 5 minutes' drive.

The scheme is immediately accessible from Junction 4 of the M6 and Junction 6 of the M42 with dual carriageway access via the A452 and A446 linking to the motorway network.

Description

The park is an attractive crescent consisting of 6 self-contained office buildings over ground and first floor. The buildings are Grade A and offer the following specification:

- Comfort cooling
- 150mm raised access floors
- Suspended ceilings
- LG7 lighting
- 24/7 CCTV and barrier control entry

Accommodation and Car Parking

Unit	Sq Ft	Sq M	Parking
4	2,508	233	17
7	6,180	574	41
10	2,698	251	18

Additional car parking available by separate licence.

Lease Term

The properties are available to let on new full repairing and insuring lease terms to be agreed.

Rent

£18.50 per sq ft per annum exclusive.

Service Charge

A service charge will be levied toward the cost of the maintenance of the common areas of the estate.

Business Rates

The Tenant will be responsible for the payment of local authority rates. These are estimated to be from £5.84 - £6.35 per sq ft payable for 2019/2020. We recommend that interested parties make their own enquiries to the local authority.

EPC

C66-C68. Individual certificates are available from the agents.

VAT

VAT is payable at the prevailing rate.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewings

Strictly by appointment with the joint agents.

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KWB

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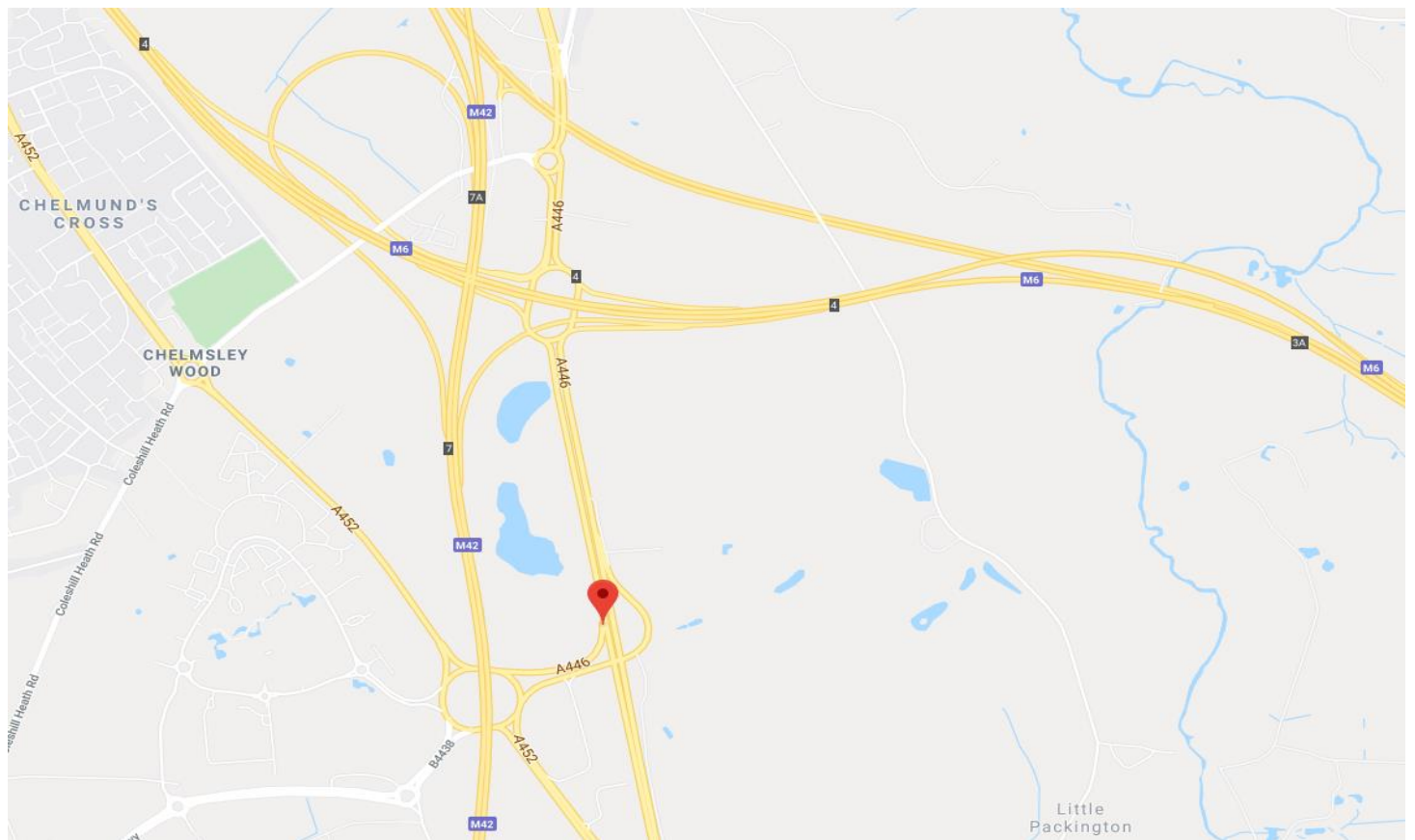
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