

# TO LET

**Substantially Refurbished Offices**

**2,672 - 3,746 sq ft (248 - 348 sq m)**

# 4 QUINTON BUSINESS PARK



Junction 3 M5  
Birmingham | B32 1AF



**ESTABLISHED BUSINESS PARK | STRATEGIC LOCATION | MODERN ACCOMMODATION**



# 4 QUINTON BUSINESS PARK

Quinton Business Park is an established and prestigious business park situated adjacent to junction 3 of the M5 and on a main arterial route (A456) 5 miles south-west of Birmingham city centre.

4 Quinton Business Park is a high quality headquarters office building with an impressive triple height reception.

Occupiers in the Park include:

- Independent Police Complaints Commission
- Wates
- Serco
- Highways Agency
- Lovell Construction

The available accommodation is located on the ground and first floors and will be fully refurbished to provide contemporary open plan accommodation.

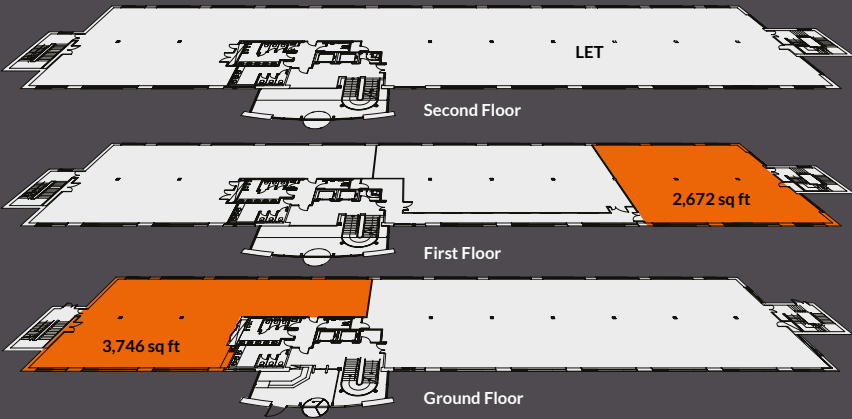




SPECIFICATION

The suites will be refurbished to provide the following specification:

- VRV full air conditioning system
- Disabled WCs and shower facilities
- Raised access flooring
- Disability Discrimination Act compliant
- Suspended ceilings with LED lighting
- Car parking ratio 1:222 sq ft
- 2 passenger lifts
- Secure managed parkland with 24 hour CCTV coverage
- Male & female WCs
- EPC rating of C71



TENURE

A new lease is available.

RENT / TERMS

Rental and lease terms available upon application.

ACCOMMODATION

	sq ft	sq m
Ground Floor	3,746	348
First Floor	2,672	248.2
Second Floor	LET	
Total	6,418	596.2

Indicative refurbishment - 8 Quinton Business Park



Reception to be refurbished



Indicative refurbishment - 8 Quinton Business Park





Immediate access to Junction 3, M5 and only 5 miles from Birmingham City Centre

**SATNAV: B32 1AF**

#### TRAVEL TIMES

- M5 Junction 3 – 0.7 miles/2 mins
- Excellent range of shops, restaurants and convenience stores on the Hagley Road, 1.2 miles away
- Rowley Regis Train Station (Located on the Birmingham to Worcester line) – 3.6 miles/10 mins
- Birmingham City Centre- 7 Miles/18 mins
- Birmingham Airport – 29 miles/32 mins

#### LOCAL BUS ROUTES

- No.9 – Birmingham to Stourbridge
- 11a and 11c – Outer circle of Birmingham including Kings Heath, Quinton, Bearwood, Harborne
- 24 – Birmingham to Quinton
- 126 – Wolverhampton to Birmingham



#### VIEWING

For further information or to arrange a viewing contact:



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