

# 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.

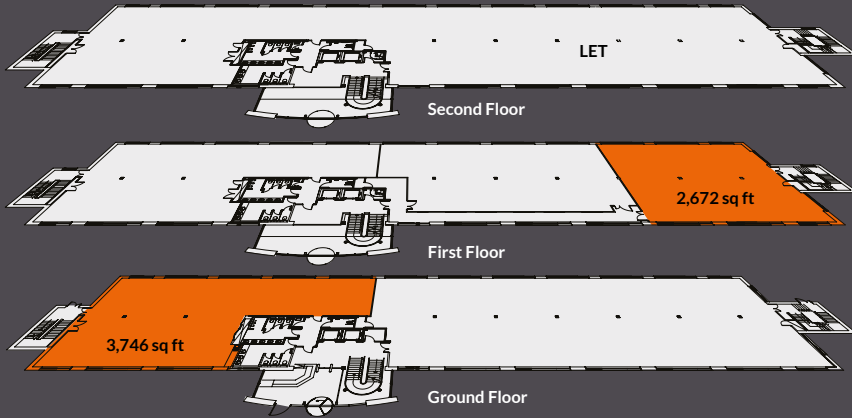




## SPECIFICATION

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 D98



## 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	
<b>Total</b>	<b>6,418</b>	<b>596.2</b>



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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