

TO LET

Substantially Refurbished Office Building
5,204 - 10,700 sq ft (483 - 994 sq m)

8 **QUINTON
BUSINESS
PARK**



Junction 3 M5
Birmingham | B32 1AF



ESTABLISHED BUSINESS PARK | STRATEGIC LOCATION | SELF-CONTAINED BUILDING

8 QUINTON BUSINESS PARK

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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.

8 Quinton Business Park is a high quality headquarters office building with an impressive entrance 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 have been fully refurbished to provide contemporary open plan accommodation.



SPECIFICATION

The suites have been refurbished to provide the following specification:

- Heating/Comfort cooling system
- Raised access flooring
- Metal pan suspended ceilings with LED lighting
- 1 passenger lift
- Male & female WCs on each floor with shower facility on first floor
- Disabled WC and shower facility on ground floor
- Disability Discrimination Act compliant
- Car parking ratio 1:206 sq ft
- 2 electric car charging points
- Secure managed parkland with 24 hour CCTV coverage
- EPC rating of B46

TENURE

A new lease is available.

RENT / TERMS

Rental and lease terms available upon application.



ACCOMMODATION

	sq ft	sq m
Reception	266	24.7
Ground Floor	5,204	483.4
First Floor	5,230	485.9
Total	10,700	994





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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