



**2,039 SQFT (189.43 SQM)
to 6,254 SQFT (581.02 SQM)**
TO LET BUILDINGS 5&6
SELF-CONTAINED OFFICE SPACE

WWW.QUARTZPOINTBUSINESSPARK.COM



Self-contained newly refurbished offices set in a landscaped environment, with parking for the whole team included



**Quartz
Point**
BUSINESS PARK
SOLIHULL

Quartz Point is an attractive and private crescent of office buildings arranged over ground and first floors, each designed to be fully self-contained with their own front doors, providing complete control of the space for the occupier.

The park provides the highest parking ratio (1:140 sq ft) of any equivalent office space along the M42 with ample car parking to the front of each building, a new 95 space car park extension, and additional parking

spaces available as required. The estate also benefits from existing EV charging points (pay as you go) for sole use of the tenants on the estate.

Each unit has dual access, providing additional layout flexibility, and can be easily configured into distinct reception, workspace, client-facing or breakout areas - without compromising on space per desk.



Specification

The buildings provide open plan, Grade A office space with a specification that includes:

- Comfort cooling and heating
- 150mm raised access floors
- Suspended ceilings with inset LED lighting
- Well-placed services for convenient fit-out.

Availability

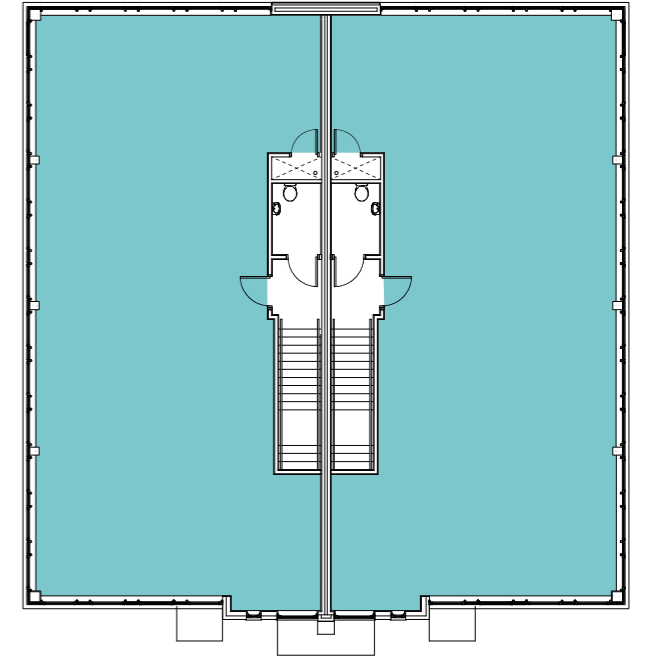
| BUILDING | SQ FT | SQ M | PARKING |
|------------|-------|--------|---------|
| Building 1 | 2,039 | 189.43 | 15 |
| Building 2 | 2,039 | 189.43 | 15 |
| Building 5 | 3,127 | 290.51 | 21 |
| Building 6 | 3,127 | 290.51 | 21 |

Buildings 1 and 2 can be combined to provide a single building of 4,078 sqft (378.86 sqm)

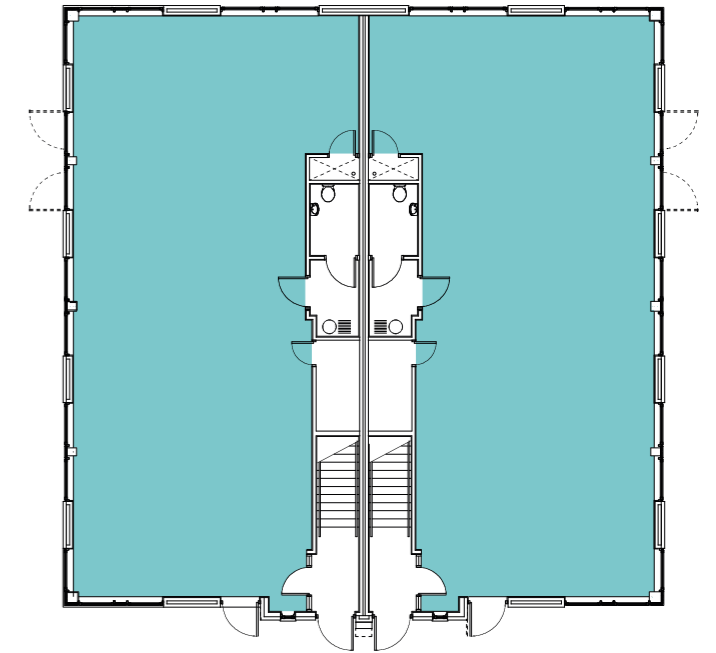
Buildings 5 and 6 can be combined to provide a single building of 6,254 sqft (581.02 sqm)

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First Floor Plan



Ground Floor Plan



EPC

The Energy Performance Asset Rating is B30. A certificate can be made available.

Lease Terms

Available to let on new full repairing and insuring lease terms to be agreed.

Business Rates

We understand that the property is assessed for business rates. Interested parties should make their own enquiries to the Local Authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Estate Charge

An estate charge will be levied towards the cost of the maintenance of the common areas of the estate.

VAT

VAT if applicable will be charged at the standard rate.



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 links, with the M6 accessed within two minutes' drive, Birmingham International Station in less than ten minutes, and Birmingham and Coventry city centres reached in approximately twenty minutes.

Public transport connectivity is set to further improve with the planned opening of the HS2 Birmingham Interchange station, situated one mile south of the site and directly accessible for pedestrians.

Accessibility

The A452 and A446 provide direct dual-carriageway access to the motorway network at Jct 4 of the M6 and Jct 6 of the M42.

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

Directions

From M42 / J6
Exit at Jct 6, at roundabout head toward A45 Coventry. Take next slip road exit off the A45 towards A452 (this turns into the A446). Continue straight on to the roundabout and double back on yourself, 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.

From M6 / J4
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: B46 3JL

Distances

| | | | | | |
|---------------------------------|----------|---------|--------------------------------|-----------|--------------|
| M6 (Jct 4) | 0.5 mile | 2 mins | Solihull | 9 miles | 20 mins |
| NEC / Resorts World | 2 miles | 4 mins | Coventry | 13 miles | 22 mins |
| M42 (Jct 6) | 3 miles | 6 mins | Warwick Parkway Station | 17 miles | 30 mins |
| Birmingham International | 3 miles | 6 mins | Wolverhampton | 23 miles | 37 mins |
| Birmingham Airport | 3 miles | 7 mins | Redditch | 23 miles | 30 mins |
| Birmingham City Centre | 12 miles | 19 mins | London | 108 miles | 2hrs 30 mins |





quartz point

BUSINESS PARK
SOLIHULL

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