

**UNRIVALLED
PARKING OFFERING**

OFFICE SPACE TO LET OR SELL



TO LET OR SELL

**3,127 SQFT (291 SQM)
to 6,254 SQFT (582 SQM)**

Self-contained newly refurbished
offices with unrivalled on site car parking

Car Parking Ratio 1:150 sqft with up to 1:100 sqft currently available





Availability

BUILDING	SQFT	SQM	PARKING
5	3,127	291	21
6	3,127	291	21

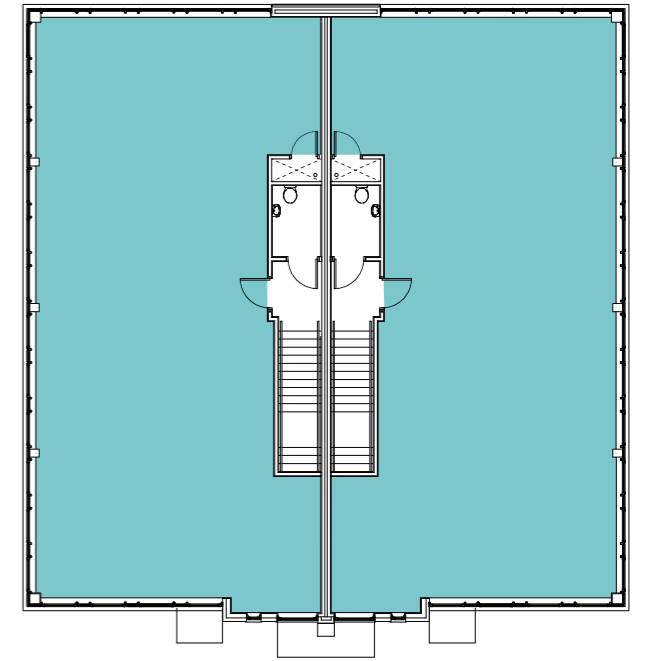
Buildings 5 and 6 can be combined to provide a single building of 6,254 sqft (582 sqm)
 A further 10 car parking spaces per Building are available on licence

Description

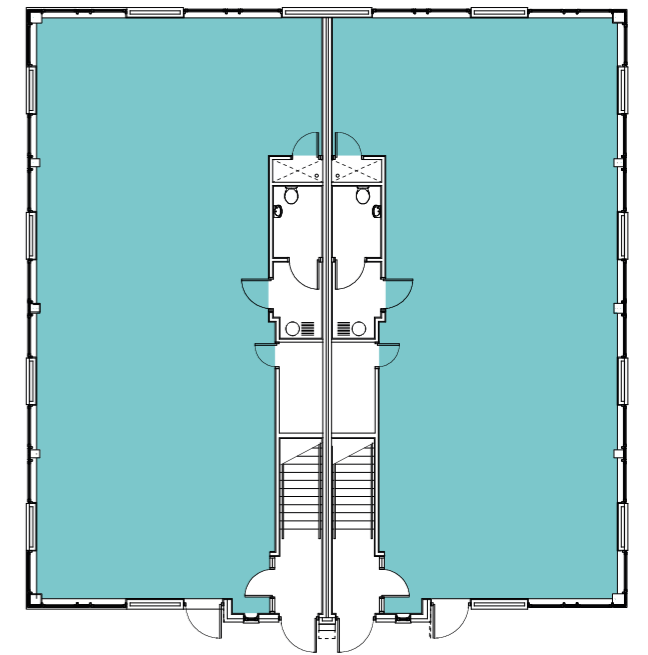
- Quartz Point is an attractive and private crescent of office buildings arranged over ground and first floors
- All units are fully self-contained with their own front doors
- The park provides the highest parking ratio 1:150 sqft (with 1:100 sqft currently available) of any equivalent office space along the M42
- The estate also benefits from existing EV charging points (PAYG) for sole use of park occupiers
- Each unit has dual access, providing additional layout flexibility, and can be easily configured into distinct reception, workspace and client-facing areas without losing space

**quartz
point**
BUSINESS PARK
SOLIHULL

First Floor



Ground Floor



Specification

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

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



EPC

The Energy Performance Asset Rating is A17.
A certificate can be made available.

Tenure

Available to let on new full repairing and insuring lease terms to be agreed. On a sale the units will be sold on new 999 year ground leases at a peppercorn rent.

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.

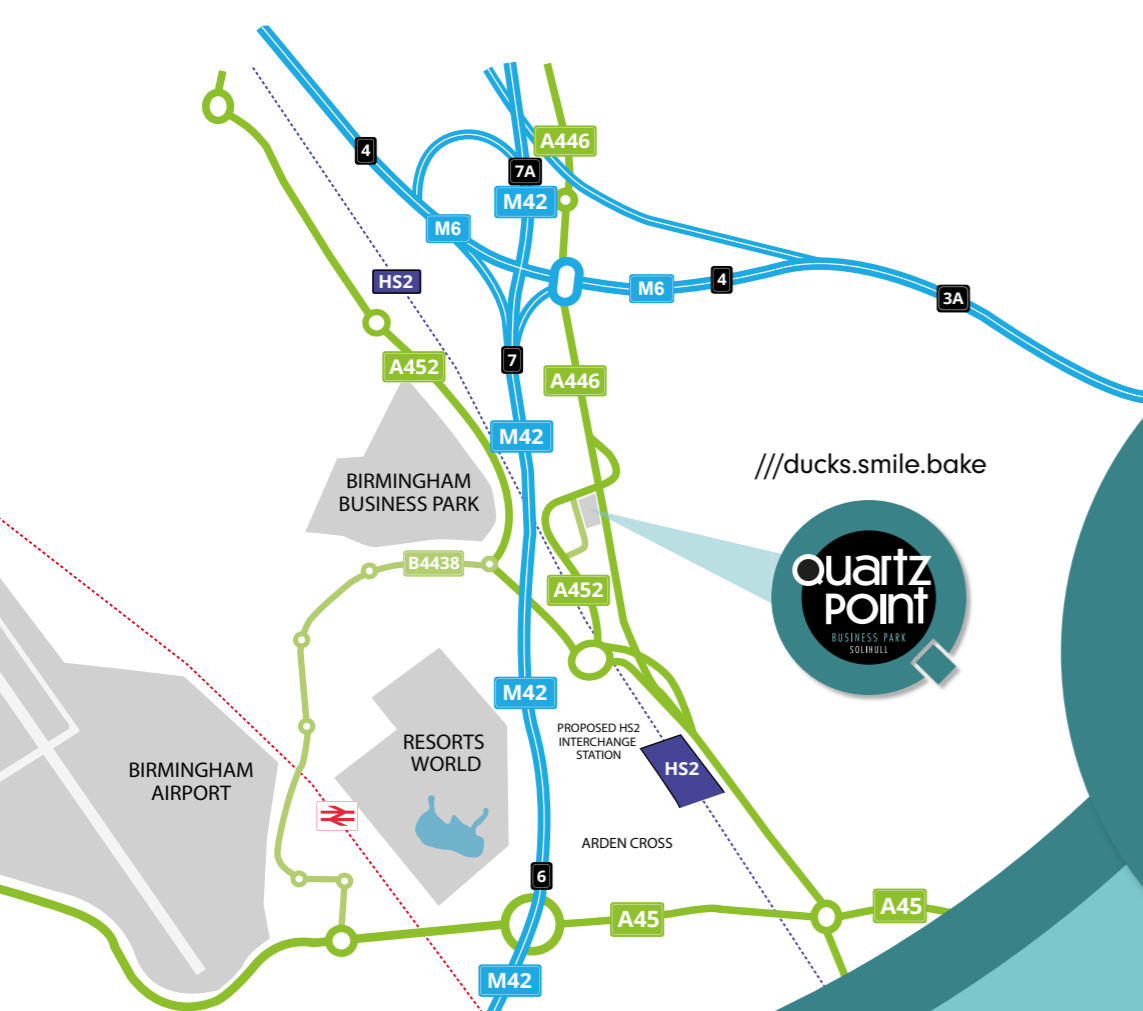
Estate Charge

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 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

ducks.smile.bake

Distances

M6 (Jct 4)	0.5 miles	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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