

**UNRIVALLED  
PARKING OFFERING**

# OFFICE SPACE TO LET OR SELL



**TO LET OR SELL**

**3,127 SQFT (291 SQM)**

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



Car Parking Ratio 1:150 sqft with up to 1:77 sqft currently available



## Availability

BUILDING	SQFT	SQM	PARKING
5	3,127	291	21

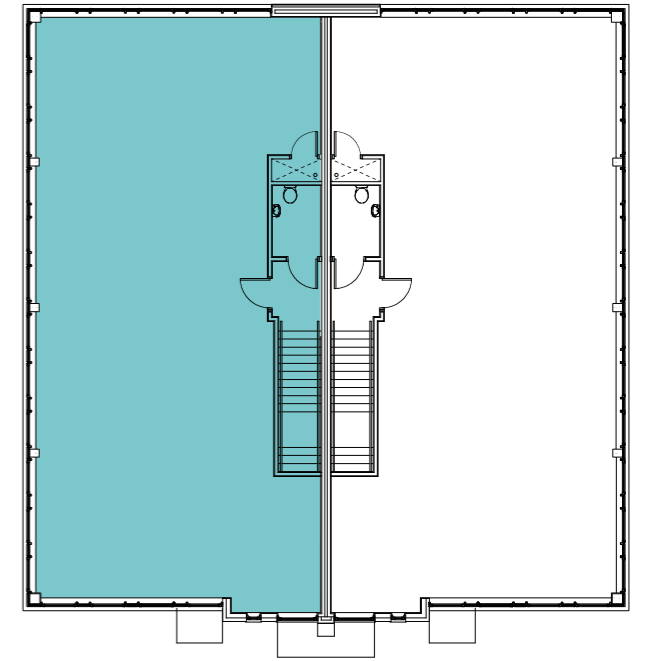
A further 20 car parking spaces are available on licence

## Description

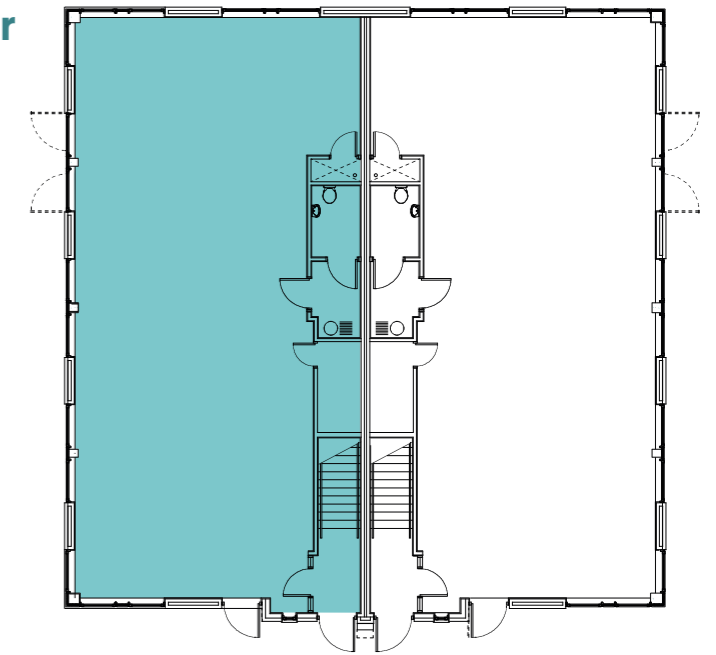
- Quartz Point is an attractive and private crescent of office buildings arranged over ground and first floors
- The unit is fully self-contained with its own front door
- The park provides the highest parking ratio 1:150 sqft (with 1:77 sqft available subject to terms by negotiation) of any equivalent office space along the M42
- The estate also benefits from existing EV charging points (PAYG) for sole use of park occupiers
- The building 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 building provides 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 building will be sold on new 999 year ground lease 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.





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### 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).

### Distances

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

**Sat Nav: B46 3JL**  
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# Quartz Point

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