

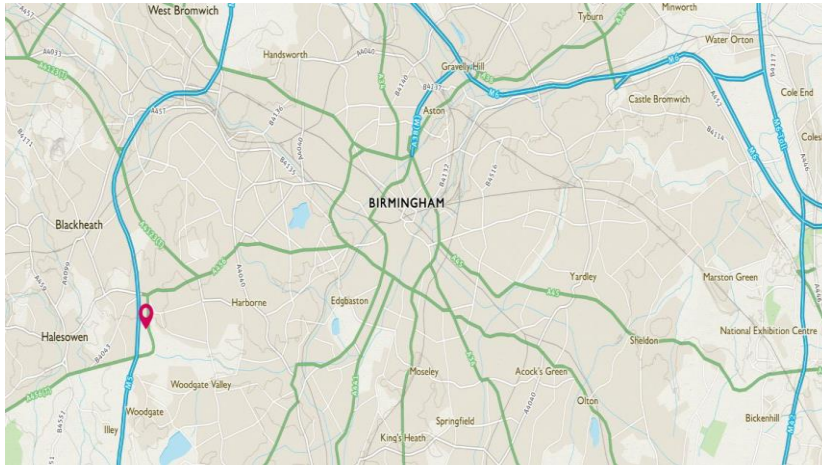


**Building 2 Quinton Business Park  
Junction 3 M5  
Birmingham  
B32 1AF**

**Refurbished 1<sup>st</sup> floor office  
To Let  
5,073 sq ft (471.32m<sup>2</sup>)**

## Location:

Quinton Business Park is located to the West of Birmingham City Centre and benefits from immediate access to Junction 3 of the M5 and direct access to central Birmingham via A456 Quinton Expressway/Hagley Road.



## Description:

Building 2 is a modern self-contained office building with an impressive entrance located on Quinton Business Park which has an attractive parkland setting. Occupiers on the park include Wates, Highways Agency, Serco and Lovell Construction. Access to Quinton Business Park is via a gated entrance which is secured out of hours.

The 1<sup>st</sup> floor offers refurbished open plan accommodation with the following specification:

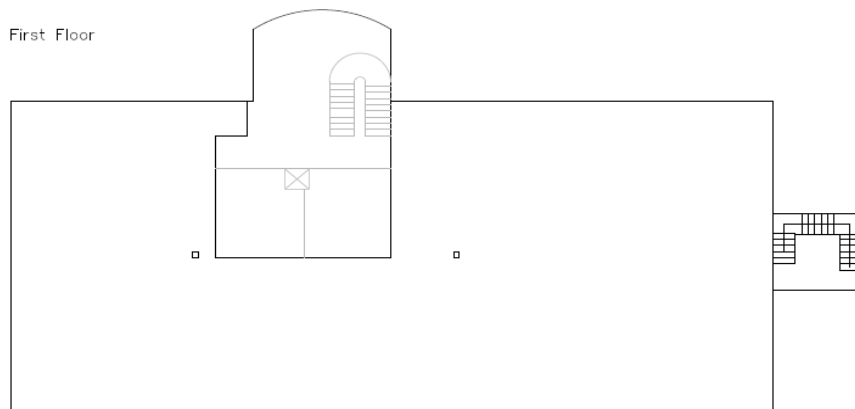
- 4 pipe fan coil VRV heating/cooling system
- Raised access floor
- Suspended ceilings with LED lighting with PIR
- 1 passenger lift
- Male/female WC's
- Disabled WC/Shower room
- Access controlled building
- Double glazed aluminium windows fitted with blinds
- CCTV

## Key Features:

- Refurbished open plan office accommodation
- Secured business park location with 24 hour CCTV coverage
- Approximately 7 miles from Birmingham City Centre
- Allocated parking

## Schedule of areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
First floor office	471.32	5,073



## Terms

The 1<sup>st</sup> floor is available by way of a new lease for a term of years to be agreed.

## Rent

Available upon request

## Service Charge

The 1st Floor will be separately metered for electricity and the tenant will meet the cost of electricity directly. A proportionate service charge will be levied by the landlord to cover the shared running costs to include external/common area building repairs, cleaning, lighting and heating of internal common areas (incl wc's), refuse removal, external window cleaning, fire alarms, operation of lift, health & safety and all other services provided by the landlord.

There is also an estates charge for the maintenance of Quinton Business Park which is currently at £0.62 per sq ft.

## Business rates

The ingoing tenant is be responsible for the payment of business rates directly to Birmingham city council.

## EPC rating

Energy Performance Rating: C(62)

## Legal costs

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

## Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

**First floor office- To let** T: 0121 654 1065 [vailwilliams.com](http://vailwilliams.com)



## Viewing

Strictly by appointment through the sole agents below

## Contacts

**Dominic Lean**

Vail Williams LLP

**T:** +44 (0)7768 722104

**E:** [dlean@vailwilliams.com](mailto:dlean@vailwilliams.com)

**Carole Taylor**

Vail Williams LLP

**T:** +44 (0)7717 814835

**E:** [ctaylor@vailwilliams.com](mailto:ctaylor@vailwilliams.com)

### Subject to Contract

Date: 22/05/2019

Misrepresentation act 1967 – Vail Williams for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Vail Williams has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.