

**F O U R**

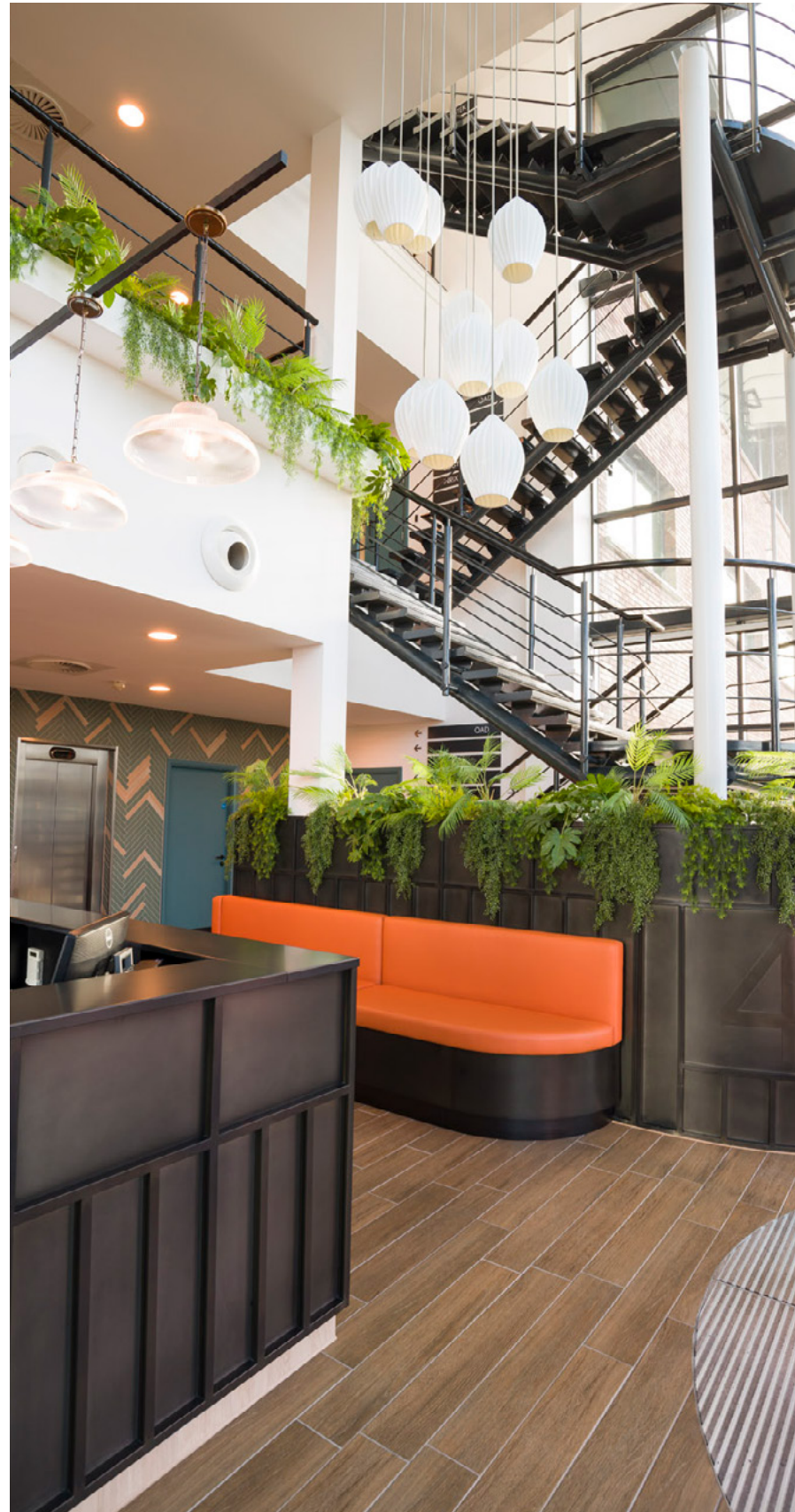
**QUINTON BUSINESS PARK**

**BIRMINGHAM**

**3,583 — 20,142 SQ FT**

Completely refurbished office space in an established and prestigious business park.





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.

4 Quinton Business Park is a high quality headquarters office building with an impressive triple height reception.

Just a stone's throw from Quinton Park is Quinton Meadows which has recently been awarded a Local Nature Reserve Status, which have become a haven for a wide variety of species and diverse ecological habitats.



FOUR

Four Quinton Business Park

Triple Height Reception



004

004



FOUR

005

Four Quinton Business Park

Upstairs Lounge



4 Quinton Business Park is a high quality headquarters office building with an impressive triple height reception.

Occupiers in the Park include:





# SCHEDULE OF ACCOMMODATION

The available accommodation is located on the ground and first floors and has been fully refurbished to provide contemporary open plan accommodation.

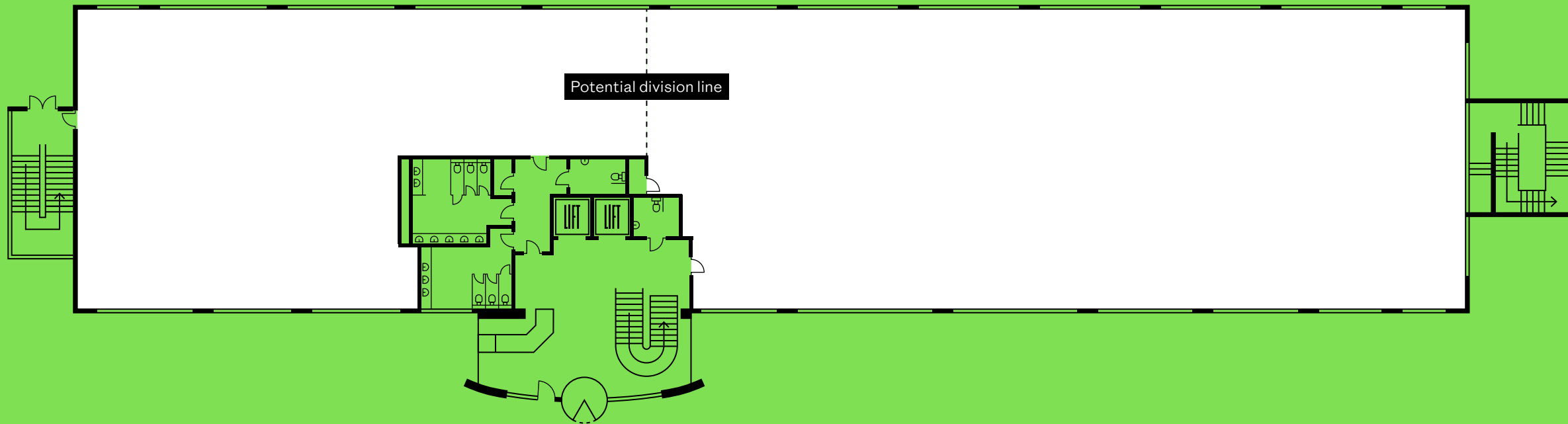
FLOOR	SQ FT	SQ M
Ground	10,071	935.6
Potential split		
Suite A	3,583	333
Suite B	6,488	603
First	10,071	935.6
Potential split		
Suite A	4,284	398
Suite B	5,555	516
<b>TOTAL</b>	<b>20,142</b>	<b>1,871.2</b>



# GROUND FLOOR



North



3,583 SQ FT — 10,071 SQ FT



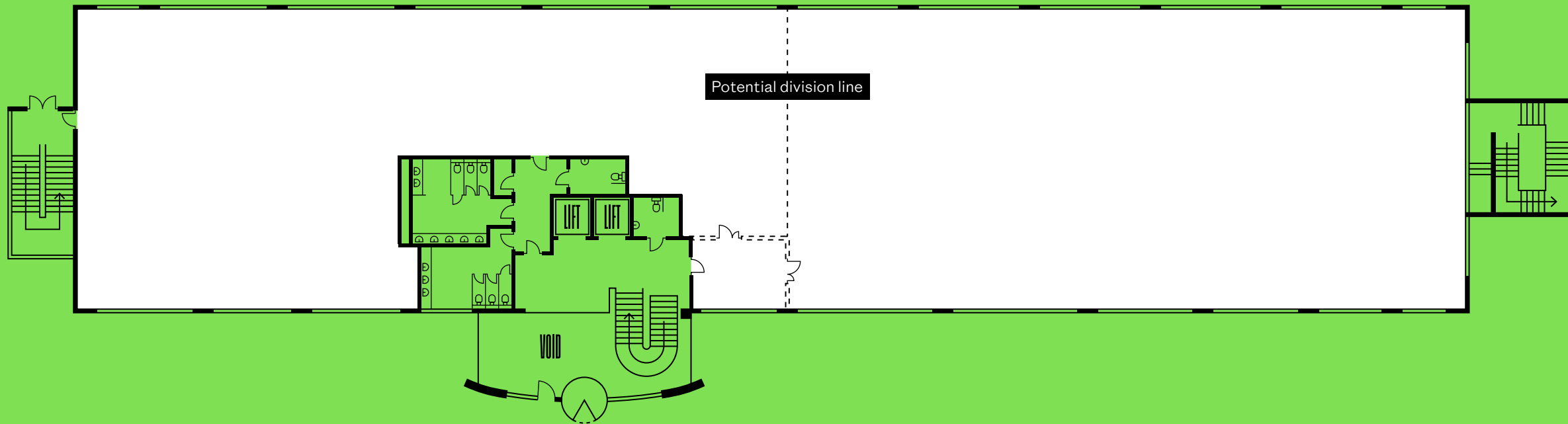
FOUR

010

# FIRST FLOOR



North



4,284 SQ FT — 10,071 SQ FT



FOUR



012

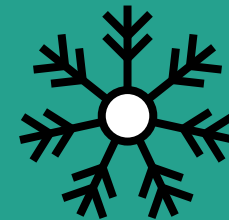
# SPECIFICATION



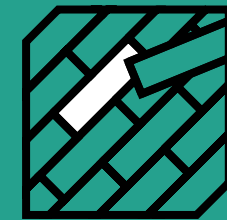
EPC rating A



Wired Score Gold accreditation



Brand new VRF air conditioning system



Raised access flooring



Exposed services with LED lighting



Male & female WCs



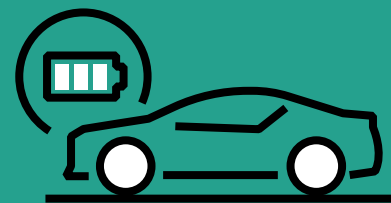
Disabled WCs and shower facilities



Disability Discrimination Act compliant



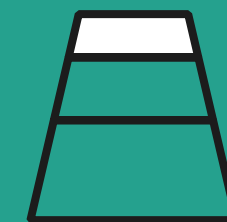
2 passenger lifts



Car parking ratio 1:222 sq ft with additional EV Charging



Secure managed parkland with 24 hour CCTV coverage



Triple-height reception



WOODGATE VALLEY COUNTRY PARK

J3

QUINTON MEADOWS

**FOUR** QUINTON BUSINESS PARK

A456

M5

BIRMINGHAM 18 MINS

AIRPORT 32 MINS



**FOUR** QUINTON BUSINESS PARK

What.Three.Words ///  
Places.Drive.Verse

Sat Nav B32 1AF



Four Quinton Business Park

Exterior



# FOUR QUINTON BUSINESS PARK



0121 237 1234

## CHARLOTTE FULLARD

07909 484 996

[charlotte.fullard@realestate.bnpparibas](mailto:charlotte.fullard@realestate.bnpparibas)

## MARK ROBINSON

07342 069 808

[mark.robinson@realestate.bnpparibas](mailto:mark.robinson@realestate.bnpparibas)



0121 265 7616

## DOUGLAS BONHAM

07920 077 100

[douglas.bonham@colliers.com](mailto:douglas.bonham@colliers.com)

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